

**TOWN OF NORTHFIELD
PLANNING BOARD**

June 14, 2006

MINUTES

Members present: Michelle Bonsteel, Doug Read, Dick Maher, Fran LaBranche, Christopher Hunt, Glen Brown, Bill Dawson, Alternate Andy Mierins. Also present: Mike Izard and Eliza Conde, Secretary.

Bill Dawson moved, seconded by Glen Brown to approve the minutes of May 4, 2006 as read. Motion passed.

Glen Brown moved, seconded by Bill Dawson to approve the minutes of May 10, 2006 as read. Motion passed.

Glen Brown moved, seconded by Michelle Bonsteel to approve the minutes of May 18, 2006 as read. Motion passed.

Maureen LaRoche/Dwayne and Valerie Sarber: Continuation of preliminary review of an application for a 3 lot subdivision of 69 acres at 572 Shaker Road (Tax Map R19 Lot 10) in the R1 and Conservation zones. Maureen LaRoche asked the board the following questions:

1. Referring to the denial of the Special Use Permit, does the word "appears" mean that in fact there is an alternative access to lot 2? Christopher Hunt replied that Lot 2 had frontage on Shaker Road and that the plan calls for a road to be built giving the eventual access for lot 2.
2. How was the board affected by the statement by the Engineer that Dana Dickson said a Special Use Permit was not required, when in fact Dana had not said that. Fran LaBranche stated that the decision was not influenced by either statement, but rather by the concern of the temporary woods road access being inadequate for safe access.
3. Does the Planning Board feel that it has adequately informed the engineer throughout the process that a master plan would be required. Christopher Hunt stated that the Board has stated a need for the master plan on numerous occasions. Mrs. LaRoche asked if a master plan is normally required when a large parcel is involved. Christopher Hunt replied that the subdivision regulations require a master plan, and this plan had been presented from the beginning as being part of a larger plan, therefore the board would want to see a master plan.

Fran LaBranche moved, seconded by Bill Dawson to continue this application until July 12, 2006. Motion passed.

Cross Mill Road/Dwight Barton: Continuation of possible revocation of Site Plan. Lisa Martin reported to the Board that recent heavy rains have interfered with ongoing work at the site. DES has issued a voluntary cease and desist on all work except erosion control. Since the last meeting Mr. Barton has been dealing with erosion control issues only. In response to Lisa Martin's letter listing issues needing attention, the board was presented with a letter from Colin Robertson, Engineer for CMV with responses to each issue. (See attached letters) The board proceeded to deal with each issue as follows:

1. Modifications to the detention pond and outfall area: After questioning Lisa Martin about the modifications Fran LaBranche moved, seconded by Glen Brown to approve the modifications as requested. Motion passed.

2. Unit Footprint size and re-configuration: The original plans called for stick built buildings. Mr. Barton is using a concrete and Styrofoam form of construction which he believes is superior, energy efficient and sound proof. Fran LaBranche expressed concern about the proper ventilation of these buildings as they are so air tight that there is no air exchange. Mr. Barton stated that there will be air exchange programs installed. Fran LaBranche replied that he would like the air exchange program to be included in the final plans. Dick Maher concurred with safety issues and suggested sprinklers for fire safety within the air tight buildings. Michelle Bonsteel asked whether the increased footprint has impacted the total lot coverage percentage. Bill Dawson asked about increased water runoff from roofs and driveways. Jim Bouchard, QCC, explained that the plans call for a closed system which is collected in swales, then drained into the detention pond. Picking up on an earlier comment by Mr. Barton, Fran LaBranche asked what he meant by not continuing with the same type of construction on the remaining buildings. Mr. Barton explained that the new construction type is costly and he may go back to stick built buildings for the rest of the project. The Board did not feel it could approve the change if it was not going to be consistent. Michelle Bonsteel stated that the buildings need to be the same, that there needs to be continuity from start to finish in the construction, the landscaping, etc. It was decided to review the recorded Condominium documents to see if building construction is addressed.
3. Sewer Line Modifications. Lisa Martin has reviewed the plans, but no revised plans have been presented.

At this point, Christopher Hunt halted the discussion, stating that the Board had expected all these items to be hashed out by Mr. Barton and Lisa Martin before the meeting. At this point, the Board is discussing whether or not to proceed with revoking the site plan and subdivision plan for this project. Mr. Hunt asked board members if they wish to allow Mr. Barton more time to work out these issues with Lisa Martin or to proceed with revocation. Fran LaBranche agreed that this meeting was “drop dead night” for the project, but he suggested giving them some more time. Michelle Bonsteel suggested a “stop work order” from the board. Lisa Martin stated that they are only addressing erosion control issues at this time. Mr. Barton apologized for the mess he has created and stated that he is now financially strapped and may not be able to continue the project. Fran LaBranche moved, seconded by Dick Maher to continue this discussion until July 12, 2006 with the expectation that the issues in question will be resolved. Motion passed.

Rene Fauteux: Informal discussion relative to a conceptual subdivision on land on Keasor Road (Tax Map R16 Lot 5-1A). Surveyor for Mr. Fauteux explained that he has a potential subdivision of 24 lots. The lot has 50 feet on Keasor Road with 800 feet before reaching the actual lot. He asked about the 1000 foot requirement for roads. Christopher Hunt stated that the reason for the 1000 feet is for fire protection, but all buildings will be required to be sprinkled, so that this required could be waived. He also suggested using the Open Space development. The surveyor replied that the lot does not lend itself to the open space plan due to its topography. Christopher Hunt stated that the Board will be looking at the impact to Keasor Road and will expect road improvements. The Board will want safe, attractive and sensible lots for future buyers, not just creating as many lots as possible. Mr. Hunt again stated that the board is interested in the Open Space form of development and there can be some flexibility, with the advantage to the developer and the town being less roads to build, less costs, less chance of disturbing wildlife, less wetlands impact. The surveyor stated that the requirements of the open space plan of leaving 50% of the land open, and not including

wetlands and steep slopes makes it difficult to implement. Mr. Hunt stated that the Planning Board can make some adjustments or waivers that will benefit both the developer and the town.

Wayne & Pamela Doucet: Informal discussion relative to a conceptual subdivision of land at 30 Windfall Road (Tax Map R14, Lot 10A). Brian Bailey, Surveyor, representing the Doucets explained that this parcel is in both Canterbury and Northfield. The Doucets currently have a home on the Northfield portion and they would like to subdivide the Canterbury portion off at the town line. There would be no changes to either town's tax maps, so technically no new lots are created, however, the remaining lot would not have any frontage on a Class V road. The current home was built after receiving all permits, waivers, etc from the Town of Northfield to build on the Class VI road. Mr. Bailey stated they would be asking for waivers for delineating wetlands, soil mapping and state approvals as the home is already constructed. A variance may be needed for the frontage on the Class VI road and the building setback requirements and a subdivision plan will be required.

Muehlen Properties: Minor Site Plan application for a Small Engine Repair Shop for motorcycles, snowmobiles and ATVs at 62 Forrest Road (Tax Map U4 Lot 7) in the C/I zone. Bill Dawson moved, seconded by Dick Maher to accept the application as complete. Motion passed.

- Lighting – one outdoor sensor activated overhead light
- Waste oil held in tank within the furnace inside the building
- Small engines only – motorcycles, ATV's and snowmobiles.
- Outside storage – would have his personal truck outside and any vehicles for sale would be outside during the day. Items for repair would be inside only, once they are repaired they may be outside. Michelle Bonsteel pointed out that the application is for repairs, not sales, there is no indication of where the sales items would be place and this was not addressed by the ZBA. Mrs. Muehlen stated that sales are allowed and did not require a variance. Mike Izard noted that since this is a site plan application a designated area needs to be shown on the Map. Mr. Muehlen added an area for sales to the site plan and stated that all items for sale would be stored inside at night.

Public hearing opened and closed with no comment. Fran LaBranche moved, seconded by Bill Dawson to approve the application as submitted with the designated area for sales. Motion passed.

Kim Lewis: Application for a boundary line adjustment between Tax Map R9 Lot 14 and 14-1 in the R1 and Conservation zones. Glen Brown moved, seconded by Doug Read to waive the requirements for a boundary survey, topography and soils delineation. Motion passed. Bill Dawson moved, seconded by Dick Maher to accept the application as complete. Motion passed. Dave Krause, representing the applicant stated that no additional lots are being created and the frontage of both lots remains the same. Public hearing opened and closed with no comment. Michelle Bonsteel moved, seconded by Fran LaBranche to approve the application as submitted. Motion passed.

Meeting adjourned at 9:35 pm.

Respectfully submitted,

Eliza Conde, Secretary