

**TOWN OF NORTHFIELD
PLANNING BOARD
July 12, 2006**

MINUTES

Members present: Bill Dawson, Dick Maher, Christopher Hunt, Fran LaBranche, Glen Brown, Alternates Andrew Mierins and Trisha Sawicki. Also present: Mike IZard, LRPC and Eliza Conde, Secretary.

Glen Brown moved, seconded by Dick Maher to approve the minutes of June 14, 2006 as written. 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 Mike IZard to clarify the confusion between a preliminary review and an actual application for subdivision. Mike responded that the subdivision regulations explain the process where a plan can be reviewed and revised, etc under the preliminary review, and then there would be an application for the actual subdivision. He explained that there are statutory requirements requiring the Planning Board to act upon an application within a time limit and he wanted to make sure the applicant knew there needed to be a formal application. Christopher Hunt concurred, stating that this application was still in the preliminary review stage.

Mrs. LaRoche then stated that they are unsure of how they plan to proceed at this time and therefore wish to withdraw the application. She specifically wanted the Board to know that Dana Dickson had been very helpful with her project.

Cross Mill Road/Dwight Barton: Continuation of possible revocation of Site Plan. Jim Bouchard of QCC stated that Mr. Barton has gotten the required reports prepared and has addressed the 13 items that remained outstanding as follows:

1. *Detention Basin:* Mr. Bouchard explained that actual ground conditions made it necessary to change the detention pond design although it's volume and intent remains the same. Discussion followed relative to the functioning of this detention pond. QCC recommends approval of this change.
2. *Building footprint:* Mr. Barton wishes to be able to provide walk-out basements in some of the buildings and the units are larger than originally planned. Mr. Bouchard explained that the total increased footprint of all the units is only 7,000 sq. ft which is minimal and would not require recalculation of drainage volumes. Mr. Barton has included a 2 car garage for each unit. Fire walls are required between each unit and between the garage and the residence. Fran LaBranche suggested that a mix of design will be more aesthetically pleasing and give a variety of choices. The increase in the footprint does not impact the total acreage calculations. QCC recommends approval of the modified building footprint with the condition that the as built plans document the location and size of each unit constructed.
3. *Sanitary Sewer System:* As there were major changes in the location of the sewer lines, QCC requested that Mr. Barton resubmit plans to DES. It is necessary to use grinding pump systems for 4 of the units and Mr. Barton would like the option of using the pump systems for any units that would have a finished basement. The new plans have been submitted to DES and it is expected they will be approved. QCC recommends approval of this modification with the conditions that the Developer shall be bound to incorporate any design changes arising from NHDES submittal and the

Developer shall identify on the as built drawings, the location of residential wastewater pumping stations with as built elevations.

4. *Water Supply System Revisions*: DES has approved the modifications to the water supply and the plans have been submitted to the Board. The storage tank will be larger and underground, with a smaller building required. The larger tank will eliminate the cistern and allow fire hydrants to be installed. Discussion followed relative to the amount of water needed for a fire, the need for check valves, etc. QCC recommends approval of the modifications with the condition that the as built drawings identify the final structure and system locations.
5. *Retaining wall design modifications*: This change has been designed by a geotechnical engineer and is acceptable to QCC. QCC recommends approval of the mass rock retaining wall with the condition that the as built drawing identify this site feature on the drawings.
6. *Drainage Modifications*: Modifications have been submitted to DES. The changes will create less impact upon the neighbor and are generally an improvement. QCC recommends approval of the drainage modifications with the conditions that the Developer be bound to incorporate any design changes arising from NHDES submitted and identify on the as built drawings the location of revised drainage system with as built elevations.
7. *Driveway Entrance modifications*: The changes will lessen site impacts and provide better access. The revised design does not comply with Northfield's Road Design Standards, however QCC recommends granting a waiver for the revised entrance road design. Fran LaBranche moved, seconded by Glen Brown to grant a waiver of Section 8.1 Road Design and Construction Article f of Northfield's Subdivision Regulations and Road Design Standards. Motion passed.
8. *Construction Schedule*: Mr. Barton has prepared a schedule for a phased construction plan. QCC recommends accepting this schedule.
9. *Storm Water Pollution Prevention Plan (SWPPP)*: Submitted to the Planning Board. QCC recommends accepting the SWPPP for record purposes only.
10. *Stump Disposal*: Mr. Barton wants permission to dispose of stumps on site rather than removal. The stumps cannot be located in any wetland or within 75 feet of the wells. QCC recommends approval to dispose of stumps on-site in the locations identified with the condition that final locations be identified on the as built plans.
11. *NHDES Site Specific Permit*: This permit has been renewed and extended to June 8, 2008. No action is required.
12. *NHDES Cease and Desist*: Mr. Bouchard stated that Mr. Barton has moved toward compliance and DES will inform the Board when all is completed. Mr. Barton has retained the services of Daniel Geiger, NH Certified Wetland Scientist, to evaluate and oversee the issues of concern in the cease and desist order. Mr. Geiger stated that he is assessing the situation and the first phase is emergency erosion control and stabilizing loose materials. He will be working with Mr. Barton to bring the project into compliance with a reasonable timetable acceptable to DES. Mr. Geiger will act as the liason between Mr. Barton and DES and he believes the site can be corrected. He also noted that DES will be monitoring the project for years. No action is required by the Board on this issue.
13. *EPA Notice of Intent*: The permit has been issued and a copy is on file with the town. No action required.

Items 1-7 and 10 need board action. Fran LaBranche moved, seconded by Dick Maher to accept the changes as noted by QCC's letter of July 11, 2006. Motion passed. The potential revocation of this project is "off the table".

Evroks Corporation: Application for a minor site plan to construct a 60' X 28' storage shed for storage of equipment in 2.68 acres (Tax Map R14 Lot 7-6) in the Commercial/Industrial zone. Glen Brown moved, seconded by Dick Maher to accept the application as complete. Motion passed.

Mike Ferrari, representing the applicant, stated that the building in question is already under construction. It is within the required setbacks, however it needs a site plan approval because it is a commercial lot. Christopher Hunt explained to Mr. Ferrari that this lot is within the Groundwater Protection zone and the board is concerned about storage of any hazardous waste. He noted that he saw cans of paint currently being stored on the lot. Mr. Hunt read a letter from the Conservation Commission noting concern about the aquifer and any potential hazardous waste issues. Mr. Hunt asked Mr. Ferrari to clean up the lot, removing any potential hazardous waste before being granted site plan approval. Fran LaBranche moved, seconded by Glen Brown, to continue this application until August 9, 2006. Motion passed.

Other: Bill Dawson announced that there will be a meeting concerning the Groundwater BMP notebook being prepared by LRPC at the town hall Wed. at 3.

Meeting adjourned at 10:00 pm.

Respectfully submitted,

Eliza Conde, Secretary