

**TOWN OF NORTHFIELD
PLANNING BOARD
NORTHFIELD TOWN HALL
September 13, 2006**

MINUTES

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

Glen Brown moved, seconded by Dick Maher to accept the minutes of August 9, 2006 as read. Motion passed.

Albert & Carol Cross: Application for a 2 lot subdivision on 30+- acres on Bean Hill Road (Tax Map R11, Lot 7) in the R1 and Conservation zones. Members reviewed the Planner's report for completeness of the application. There is a 1976 perimeter survey with contours available. Mike Izard did confirm the amount of road frontage on the whole parcel. Glen Brown moved, seconded by Michelle Bonsteel to grant the requested waiver of the requirement for a survey of the entire parcel. Motion passed. Dick Maher moved, seconded by Bill Dawson to grant the requested waiver of the requirement for topography and soils data on the entire parcel. Motion passed.

Mike Izard questioned how the lot size was determined based upon soils. Dave Krause stated he used the Merrimack Co. Soils data. Dick Maher moved, seconded by Michelle Bonsteel to accept the application as complete.

Dave Krause, representing the applicant, stated that the entire parcel is approximately 30 acres in the R1 and Conservation zones. This subdivision is for the purpose of conveying a lot to the applicant's granddaughter with no plans for any future subdivision at this time. After separating the new lot, the remaining parcel will have over 400' of frontage on either side of the proposed lot. The small area of wetlands were excluded from the 2 acre lot size requirement. The back line of the lot is not along the stone wall in order to accommodate the extra acreage needed to exclude the wetlands.

Mike Izard noted that a master plan for the remaining acreage is usually required. After discussion of the applicant's plans for the land, Dave Krause submitted a request for a waiver of this requirement. Bill Dawson moved, seconded by Glen Brown to waive the requirement for a master plan on the remaining acreage as there are no plans for further subdivision at this time. Motion passed.

Michelle Bonsteel asked why the lot did not follow the stone wall. Dave Krause replied that he wanted to be sure that any future lot on the remaining parcel would have adequate room to place a driveway without impacting wetlands. Doug Read noted that there is no site distance problem.

Public hearing: Polly Fife asked why the board waived the requirement for a master plan. Christopher Hunt replied that when a lot is obviously going to be developed in the future, the Planning Board wants to see what is possible and how to fit it in with surrounding amenities. In this case, there are no plans for further subdivision and it does not seem necessary to require the master plan. Bill Dawson noted that most of the land is in the Conservation zone and would require larger lots.

Michelle Bonsteel moved, seconded by Glen Brown to approve the application for a 2 lot subdivision on 30+- acres on Bean Hill Road (Tax Map R11, Lot 7) in the R1 and Conservation zones as submitted. Doug Read questioned the ability to approve this subdivision in one meeting as it is technically a major subdivision. It was agreed that it can be done in one meeting with the plans being submitted for signature at the second meeting. Motion passed.

Kenneth & Linda Partridge: Application for Site Plan Review for the Winnisquam Healthcare Facility, a Nursing Home in one building that has 3 stories and houses 144 beds on 54.145 acres on Scribner Road (Tax Map R5 Lot 35-1) in the Commercial/Industrial zone. Michelle Bonsteel recused herself from the board for this application. Andy Mierins was asked to sit at the table.

Christopher Hunt asked Mike Izard whether this application could be discussed as a conceptual plan at this time. Mike replied that the application was submitted as a final plan, but there are discrepancies with the plans that were approved by Special Exception by the ZBA. Christopher Hunt explained to the applicant that the ZBA's decision clearly stated that the buildings not more than 1 story, but this application before the board is for a 3 story building. He stated that his opinion was that the application cannot be accepted as complete as it does not conform to the ZBA's decision. Mike Izard concurred that the ZBA's decision was specific in referring to the plan that was presented to them which included 10-unit pods and a smaller building, all to be single story. Mr. Holden, representing the applicant, explained that upon further research it has been learned that the greenhouse pods that had been planned do not work well in cold climates. The greenhouse buildings were contemporary in style while the newly proposed building will be more New England style construction. The applicant understands it does not meet the requirements of the ZBA's decision and they have submitted an application to the ZBA to amend the special exception to allow one 3-story building.

Mr. Holden asked for input from the Board so that when he comes before the Planning Board again it will be an acceptable plan. Doug Read cautioned the board about switching from "conceptual" to final plans. Christopher Hunt replied that it is a forgone conclusion that this is not a complete application as it does not meet the requirements of the Special Exception. He stated that the Board will be looking for the following items:

- Building drawings by a registered Architect
- Plans to meet the criteria as set by the ZBA
- Bonding for the entire project
- Landscaping by a registered landscape architect and appropriate bonding
- Review by the town's engineer
- A mechanism in place for inspection of construction by a licensed inspector
- Scribner Road improvements
- Oversight of the project
- Monetary and contractual insurance
- Water main line adequate to allow future development on Scribner Road

Scribner Road: it is currently Class V and VI. The sewer line will go down hill to connect with the main line. The water line would be brought up hill on Scribner Road. Mr. Holden asked the board which access they preferred for the project. Christopher Hunt stated that if Scribner Road is to be opened it has to be in a safe and efficient manner. There is concern about the intersection with Sargent Street and the increased amount of traffic from "short cutters" over and above the nursing home traffic. He would like to see the road designed with

“calming” methods to help preserve the rural neighborhood and slow traffic. The road would have to be constructed in compliance with town standards, although the town does not have to officially open the road. Bill Dawson would like to see Scribner Road remain closed because of “traffic attraction”. Dick Maher strongly believes the access should be from the Northfield side (from Sargent St) as the impact will be on the Tilton Northfield emergency personnel and shouldn’t be impacting Franklin.

When asked about the proposed building, Mr. Holden stated that it will be built into the slope of the hill so that the neighbors would still have their view. The building will be no higher than the current tree level. Mike IZard commented that although he didn’t get a sense of who the clientele would be, there may be need for sidewalks and connections to existing trails. Dick Maher suggested a sidewalk up Scribner Road might be good. Christopher Hunt expressed concern that any changes made to the plans after approval must come back before the board.

Mr. Holden withdrew the application and will re-apply after meeting with the ZBA. It was decided to hold a workshop on Sept. 20 to meet with the Fire, Road and Police departments to discuss Scribner Road improvements. An abutter at 171 Scribner Road pointed out that this new proposal will obstruct his view and impact his quality of life. He was told to attend the ZBA meeting and express his concern. Polly Fife suggested a joint meeting with both the ZBA and Planning Board. Considerable discussion took place about the legality of holding a workshop to discuss Scribner Road when there is no application before the board. It was decided not to hold the workshop at this time. Doug Read suggested that it would be appropriate to make a plan for all roads in town as they will be impacted by a full exchange at Exit 19.

Other:

Fees: Bill Dawson moved, seconded by Glen Brown to remove the “application fee to apply to the first lot” for approved lot fees. Motion accepted.

After discussion about reasons to increase the fees Glen Brown moved, seconded by Michelle Bonsteel to increase the fees as follows:

- Major Subdivision \$200
- Minor Subdivision \$100
- Major Site Plan \$300
- Minor Site Plan \$100
- Excavation \$500
- ZBA \$100
- Abutter notices \$8
- Subdivision approval \$150/lot
- Site Plan approval \$150/unit residential
- Site Plan approval \$150/1500 sq. ft commercial

Motion passed.

This new fee schedule will be placed on the October 11, 2006 agenda for public input and approval.

Bill Dawson passed out draft copies of the BMP's for aquifers for comments by board members.

Meeting adjourned at 9:55 pm.

Respectfully submitted,

Eliza Conde, Secretary