

**TOWN OF NORTHFIELD
PLANNING BOARD
NORTHFIELD TOWN HALL
November 8, 2006**

MINUTES

Members present: Fran LaBranche, Michelle Bonsteel, Dick Maher, Christopher Hunt. Also present: Mike Izard, LRPC and Eliza Conde, Secretary.

Dick Maher moved, seconded by Fran LaBranche to accept the minutes of October 11, 2006 as read. Motion passed.

Monique T. Cormier Revocable Trust: Application for a Boundary Line Adjustment between Lots 8-3 and 8-4 on Tax Map R14 and the subsequent subdivision of lot 8-3 into two lots in the C/I zone. Members reviewed the Planner's report. Christopher Hunt explained that there is confusion about exactly what the Board of Adjustment had granted a variance for at its July 25, 2001 meeting. Paul Darbyshire, representing the applicant, presented the map that had been submitted at the ZBA meeting showing the frontage of Lot 8-3 as it existed in 2001. The road was built in 2000 and has been accepted by the town. Michelle Bonsteel noted that the variance was granted with a 400 foot road that would provide frontage to both lots. Mr. Darbyshire stated that there are no plans for the road and the large lot will be a back lot. Members questioned the elevation of the lot, whether it can be further subdivided and the frontage of the two proposed lots.

Christopher Hunt stated that DES sent a letter stating that no new sewer hookups will be allowed on the forced main sewer line. Fran LaBranche moved, seconded by Michelle Bonsteel to accept the application as complete. Discussion followed relative to whether the septage issue needs to be resolved before considering the application to be complete. The letter from DES indicates that there is one more allowed hookup from the original subdivision. Any new lots created by the current subdivision will not be allowed to hookup. Paul Darbyshire agreed and indicated that the smaller lot which has an interested buyer would be using that hookup and then the larger lot will be dealt with at a later time. Mike Izard pointed out that the provision for septic is part of the application and perhaps test pits should be required before accepting the application as complete. After further discussion, the motion to accept the application as complete was approved.

Christopher Hunt explained that the applicant will need to get further clarification of the DES letter or provide proof that the new lot can support a septic system. The new smaller lot can be named 8-3 rather than 8-5. Lengthy discussion followed relative to septic concerns and not knowing for sure that the newly created lot can support a septic system or be hooked up to the sewer line. Dick Maher commented that this is part of all the lots in the area that will eventually be leveled and developed. He would like to see cooperation between the owners to help protect the aquifer. He also reminded the Board that this lot is within the TIF district for sewer installation. Christopher Hunt asked members if they wish to waive the requirement to have a separate test pit for the larger lot. Fran LaBranche and Dick Maher stated they would prefer to make it a condition of approval.

Discussion followed relative to the TIF district and how it impacts this subdivision. Further research is required to determine the requirements of the TIF. Michelle Bonsteel asked if a

condition can be included requiring that the lot connect to the sewer line. Mike Izard replied that it is reasonable to require some kind of provision for septic and it is reasonable to ask the applicant to research the TIF. Paul Darbyshire commented that the applicant wants to keep the options open for the large lot, but he did not believe that any commercial development would occur there without public sewer.

Mike Izard stated that as part of his review process he had spent most of his time researching the 2001 variance and he would like additional time to research the subdivision itself, the TIF and the sewer situation. Dick Maher asked about creating a road longer than 1000 feet. There will not be a road beyond the cul-de-sac as it would be a driveway. Christopher Hunt noted that there is town water, so that fire protection is not an issue with a longer road. Bill Dawson stated that he is not comfortable with allowing a septic system on the aquifer, however, Paul Darbyshire pointed out that the ordinance allows it.

Fran LaBranche moved, seconded by Michelle Bonsteel to continue this application until December 13, 2006 to allow for further discovery relative to TIF and methods of septage disposal. Motion passed. The board asked the applicant to provide test pits for the larger lot, clarification of the allowed sewer hook up, the final grade of the larger lot and review of the TIF.

FAL Holding Company: Application for an Excavation Permit on Industrial Drive (Tax Map R14 Lots 7-2 and 7-4) in the C/I zone. Members reviewed the Planner's report. Fran LaBranche moved, seconded by Bill Dawson to grant a waiver to the requirement to show all land within 200' of the site and buildings within 150' of the site. Motion passed.

Fran LaBranche moved, seconded by Dick Maher to accept the application as complete. Motion passed.

Peter Howard, representing the applicant, stated that after the last meeting and site walk, the applicant realized that they had some unfinished items to deal with such as the purchase of the state land. They decided to reduce the size of the excavation as this time, maintain the 50 foot property setback from the state land and the "paper street". The applicant has talked with the abutter about removing the hill between them, but there is no intent to do so at this time. The applicant has a documented easement for removing material over the boundary onto Lot 7-1 and they can excavate within 10 feet of Lot 8-3. The final grade will be about 20 feet higher than Lot 8-3 and the final slopes will be 3:1. The total excavated area is less than 5 acres. The plan calls for a driveway entering the lot near the beginning of the "paper street". The applicant acknowledged that this really is "Phase I" as they are still negotiating to purchase the land from the state as well as with the abutter for removal of the "hill" between them. If and when these negotiations can be made, the applicant will return to the Planning Board with a new additional plan. If these two lots are to be developed into commercial lots, the material needs to be removed. The plan as submitted to the board will create about 2 developable acres.

Any boulders that are exposed would be crushed on site. Stumps and debris will be ground and left on site for future stabilization. As for hazardous materials on site, there will be a dump truck and a loader. Diesel fuel will be stored in a protected concrete containment with a shingled roof. After Fran LaBranche asked about the ownership of the "paper street" discussion followed about its elevation and who would be responsible for developing a road. It

was determined that FAL has the right to use it for access. Dick Maher noted that this excavation doesn't really allow enough room for development and the applicant agreed, saying that hopefully he will be able to continue with more excavation. In the meantime, the plan as presented allows for complete buffering from Route 140 while they get started on the excavation.

Public hearing opened and closed with no comment. Fran LaBranche moved, seconded by Michelle Bonsteel to approve the application as presented. Mike IZard noted that the town will require bonding. The ordinance calls for \$2000/acre, but that amount can be increased depending upon the projected need. It is not clear in this case that reclamation will be complete, as the lot may be developed commercially. However, the bond needs to be adequate to cover reclamation costs for stabilization for the long term if the lot is not developed. Bill Dawson noted that if the applicant does not get the state land and Pike's approval for further excavation, he will be developing the two acres, therefore this is more of a development project than a sandpit. Mike IZard commented that he is not an engineer, but that the ordinance allows for review by an engineer. He is more comfortable with this plan than the earlier one as the slopes will be 3:1 rather than 2:1. Michelle Bonsteel agreed that this is not really a gravel pit as there are plans for development. Fran LaBranche asked how a reclamation plan is set up with a time limit without hindering the development of the lot. Mike asked the Board if they were content with the proposal and the bonding amount. Christopher Hunt replied that when the lot is developed a site plan will be required which will include plantings, etc. Motion to accept the plan as presented was passed.

Joseph W. & Eileen D. Feindel: Application for a 4 lot subdivision of 18.026 acres (Tax Map R1, Lot 13) in the R1 zone. After review of the Planner's report, Fran LaBranche moved, seconded by Bill Dawson to accept the application as complete. Motion passed. Jonathan Crowdes, T. F. Bernier, Inc., representing the applicant, reviewed the proposed subdivision of 4 lots. Christopher Hunt asked if any consideration had been given to a Conservation subdivision. There was not. Michelle Bonsteel asked if they would consider "no further subdivision" as the home lot has enough frontage for two lots. A wetlands application has been submitted for crossing wetlands on the large lot. About 1400 feet would be impacted for the driveway. Christopher Hunt explained that the town has a 50 foot setback from wetlands and asked that it be marked for visual awareness and to educate the future owner. Dick Maher moved, seconded by Fran LaBranche to continue this application until the December 13, 2006 meeting. The board will require signs for the wetland buffer, a Special Use Permit application, well radius noted on the plan and buildings are to be sprinklered. Motion passed.

Other: After much discussion of the proper wording, Fran LaBranche moved, seconded by Michelle Bonsteel to order 250 signs from Voss with the wording of "Wetlands buffer, do not disturb". Motion passed.

Meeting adjourned at 9:40 pm.

Respectfully submitted,

Eliza Conde, Secretary