

**NORTHFIELD PLANNING BOARD
WORKSHOP – MARCH 15, 2006
MINUTES**

Members present: Doug Read, Dick Maher, Christopher Hunt, Fran LaBranche, Glen Brown, Bill Dawson. Also present: Eliza Conde, Secretary.

The Board will request that Bill Dawson be appointed to replace George Flanders.

Coyne/Partridge Special Exception:

1. Scribner Road – The road should be improved for access from Sargent Street for emergency response from the Tilton-Northfield Fire District. To help slow traffic on this road, “calming” methods should be employed such as leaving trees close to the road, possible curves in the road, etc.
2. Water and Sewer – should be municipal services
3. Impact on public services – should require a traffic study and an analysis of emergency services needs.
4. The future Master Plan supports this use
5. The architectural character of the buildings should fit in with the rural area. The Planning Board requests that the ZBA include conditions that the Planning Board will have both architectural design oversight and road construction oversight to able to encourage maintenance of the rural look of the project.

Doug Read reminded the Board that the town should have an “official map” for the organized layout of the whole town. Discussion followed relative to methods of slowing traffic down.

Cross Mill Village Site Plan Enforcement:

The approved site plan for this project calls for the roads and infrastructure to be built to NHDOT specifications and requires inspection for quality assurance. The developer has stated that the cost of the quality assurance program is cost prohibitive. Lisa Martin has been contracted to oversee the quality assurance program, but is ready to pull out because inspections have not been made.

Considerable discussion followed about whether the standards are too high for this project since it is going to be a private road. If the road is of poor quality, the Condo Association will have to deal with it. However, at some point, the town could be asked to take over the road, and it would need to meet specifications of the town.

The Board feels that the site plan should be adhered to for other items such as underground utilities, etc. If the owner wishes to make any changes, he will need to return to the Planning Board for approval. The Board is very interested in a response

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from Atty. Maher relative to the town's rights in enforcing adherence to an approved site plan.

Site Walk - April 1, 2006 at Sarber/LaRoche property

Reviews needed:

- Subdivision regulations – eliminate the “preliminary” application
- Fee schedule
- Growth Ordinance

Meeting adjourned at 9:05 PM.

Respectfully submitted,

Eliza Conde, Secretary