

**TOWN OF NORTHFIELD
PLANNING BOARD
March 14 , 2007**

MINUTES

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

Dick Maher moved, seconded by Bill Dawson to accept the minutes of Feb. 21, 2007 as read. Motion passed.

Anthony & Audrey LaRosa: Continuation of an application for a 3 lot Subdivision of 13.482 acres on Shaker Road (Tax Map R19 Lot 18-1) in the R1 and Conservation zones.

Mr. LaRosa noted that he had added the third culvert to the map with the comment that it is a poor location for the culvert. Mr. LaRosa asked if the Board will require a Special Use Permit for the installation of the septic system with the planned "directional drilling". Christopher Hunt explained that any crossing of the wetlands with equipment would require a Special Use Permit and a wetlands permit. Mr. LaRosa explained that they would be using the Best Management Practices as put forward in the Forestry Management handbook and would not need a wetlands permit. Mike Izard stated that there is no question that if they plan to impact the wetlands at all, they will need a Special Use Permit. Using the BMP's as proposed may help in getting approval, but the Permit will be needed. Mike will inquire at DES whether or not a Wetlands Permit will be required for the proposed construction.

Site distance issues: Mike Izard spoke with Mike Summersett who confirmed that the proposed driveway for Lot 3 does not meet the 200 foot site distance requirement. Mr. LaRosa replied that since that is an intersection, you would use the intersecting road to determine the site distance. Mike Izard disagreed, stating that cars coming off Shaker Road at that intersection would not have adequate site distance. He suggested that Mike Summersett be included in the site walk for this property.

This application will be continued until March 31, 2007 at 9:00 am for a site walk on the property.

Fauteau Family Revocable Trust: Application for a 23 lot subdivision of 78.91 acres on Keasor Road (Map R16 Lot 5-2) in the R1 zone.

Members reviewed the Planner's Report for completeness. Even though the application is not complete, the Planner recommended accepting the application for the purpose of discussion as the proposed Open Space development will require much discussion and planning. He noted that the applicant's engineer wants to have the board be able to review the plan to determine if it is something that could be accepted.

Dick Maher moved, seconded by Glen Brown to accept the application as complete. Motion passed. Art Sicilia, representing the applicant, showed a conventional subdivision plan that

would allow 47 lots and a 5100 foot road. He noted that the town has a 1000 foot limit on the length of new roads and asked if this is something that can be waived. Christopher Hunt
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replied that the homes would be sprinklered which can help alleviate the fire protection issue. The 1000 foot limit on roads was determined by the length of fire hoses. He commented that the length of the road is probably not the most important issue at this point. Increased traffic, density of housing, how the development fits the land, how it will impact the neighborhood, etc. are more important issues at this time.

Mr. Sicilia continued with a plan using the Open Space ordinance showing 23 lots and a 2300 foot road. He stated that the wetlands impact would be about 1/3 acre with 5 wetland crossings for the road. The lots will need soil based lot sizing to determine their sizes. To meet the ordinance's requirements for leaving contiguous buildable land undeveloped, there would need to be a waiver as there is an area less than 100 feet wide.

Dick Maher expressed concern about the steepness of the proposed road and the inability of a fire truck being able to make the turn on to the road. Michelle Bonsteel noted that Keasor Road needs upgrading. She also requested that there be topographical lines included on the plan for the road. Bill Dawson emphasized that any drainage plans must not impact the abutter's properties. Dick Maher commented that Keasor Road is not slated to be improved until 2011 and the impact of this development will warrant improvements sooner than that.

Public Hearing opened: Rich Bellerose presented a colored map of the plan to better show the contours, wetlands, etc. He asked if it would be possible to have community wells and septic systems, for less impact on the environment. Mike Izard commented that smaller lots would be possible with community systems and there will be plenty of opportunities to re-configure the lots. This is a preliminary plan which assumes that the soil will support septic systems.

Lisa Martin commented that the additional amount of traffic is unreasonable for Keasor Road, that this plan seems like too many homes for the area with great impact on the neighbors. She asked that a traffic study be completed. Barbara Converse informed the board that her well is right next to the proposed road. She didn't think the road would be wide enough for two cars. Lisa Martin added that this is a huge impact to the area where there are lots of wetlands. The area is a huge watershed which has already been impacted by the recent logging. She suggested a conservation evaluation of the plan.

Chris Paull agreed that it seems like too many homes for the area which will impact the environment, wildlife, create noise and light pollution. Paul Bergeron expressed concern about his drinking water with 23 septic systems uphill from his lot. Michael Wizgal commented that he has noticed changes in the drainage with more run off since the logging operation. He is concerned about the impact to the watershed, to the Knowles Pond Conservation area and increased traffic on muddy roads. Richard Wilcox expressed concern about the increased traffic on Keasor Road and commented that he did not believe a fire truck could get onto that road without first backing up. Nola Dobrowolski also expressed concern about the increased traffic on all the surrounding roads. Public hearing closed.

Concerns needing to be addressed:

- Condition of Keasor Road
- Traffic impact
- Drainage issues

- Need to show potential road connections to abutting properties and if there are any conserved lands abutting the property.
- Maps that are easier to read.....separate the information.
- Topographical contours on the roadway

Doug Read commented that the length of the road can be a big issue. Mr. Sicilia replied that the applicant needs to know if the board will allow a longer road in order to continue work on the plans. Fran LaBranche replied that he believed the length of the road is minor compared to the drainage issues and the condition of Keasor Road. He would not be ready to agree to a longer road until more information is given. Doug Read commented that the Fire Department is concerned about carrying people and items out of an area if the road is blocked.

Mr. Sicilia asked whether the board would grant a waiver of the 100 feet requirement for the buildable land in the conserved land. A variance would be required. Christopher Hunt explained to the applicant that the board is concerned about approving lots with safe access. Keasor Road would need to be improved to increase the safety of the access to these lots.

This application was continued until April 7, 2007 at 9:00 am for a site walk on the property.

Kenneth & Linda Partridge: Application for a Major Site Plan Review for a Supported Residential Care Facility in one building with 3 stories and 144 beds along with related access, parking, drainage and utility improvements on 54.145 acres on Scribner Road (Tax Map R5 Lot 35-1).

After discussion among the board and Peter Holden, it was determined that Michelle Bonsteel did not need to recuse herself from hearing this application.

After review of the Planner's report, Michelle Bonsteel moved, seconded by Dick Maher to accept the application as complete. Motion passed.

Regional Impact: Michelle Bonsteel moved, seconded by Dick Maher to notify Franklin, Tilton, Belmont, Canterbury and LRPC that this plan is being discussed and may have regional impact. Motion passed. Mike Iazard explained that the towns will receive notice and tonight's minutes by certified mail and they will have the opportunity to review the plans.

Peter Holden presented the plans for the "Supported Residential Care facility" which he explained is not a nursing home as residents must be ambulatory. The applicant has received a variance for 144 residents with the building no more than 3 stories high. The building will be located down hill and into the woods to reduce the obstruction of the neighbor's views. The building will be 150' X 350' set down into the ground with trees and shrubbery. Mr. Holden presented photos of the neighbor's current views and then with the proposed building showing as little as possible impact on the view. After a bit of building construction information, Christopher Hunt informed Mr. Holden that this project is beyond the scope of the town's building inspector. The town will require the applicant to hire a building inspector for the town at the applicant's expense. Mr. Holden agreed. Michelle Bonsteel suggested that the building plans be sent to ICC for review at the applicant's expense. Mr. Holden agreed.

Fran LaBranche asked if this facility will be Medicaid funded. It will be private pay with a section for Medicaid. Fran asked for more information on the background and experience of the applicant and commented that the town doesn't need to be strapped with a poor quality facility. Christopher Hunt asked if there were other facilities similar to this that could be visited. After seeing the location of the bathrooms and the number of projected employees, Fran LaBranche expressed deep concern about the quality of care planned in the facility. As these facilities are built for profit and not necessarily for the best care of the patient, he requested more information about what is allowed by the state. After further discussion about the level of care provided, what is required, etc. it was agreed that Fran LaBranche will contact the Department of Health and Human Services for more information and to ask that a representative come to the next board meeting to explain the requirements of this type of facility.

Site Plan issues:

- Water and sewer will be municipal. The applicant has initiated talk with the Water District and has permission to connect to the sewer line.
- Parking. The ZBA allowed one space per two beds, but required that an additional parking lot be laid out for future needs. If the extra lot is needed the drainage system will include swales, etc.
- Lighting – plan to use low bollard lighting to reduce light pollution.
- Removed snow will be deposited in the extra parking lot where it will drain into the detention pond.
- A Conservation easement document will be prepared
- The landscaping plan will be reviewed by a landscape architect for the town, paid for by the applicant.
- Scribner Road – Upgrade it all the way through, improve intersection with Sargent Street. Use calming techniques to slow traffic.
- Electric lines will be underground
- Board members requested consideration for pedestrian traffic on Scribner Road
- Engineering plans are to be sent to QCC or Hoyle Tanner for review
- Building plans are to be sent to ICC
- Bonding will be required for landscaping, road construction and the building site
- All conditions will be clearly stated
- Will require a quality assurance program and construction schedule
- Town will hire a building inspector at applicant's expense
- Need to establish a dollar amount for the town's engineering expense

Michelle Bonsteel moved, seconded by Dick Maher to continue this application until April 11, 2007. Motion passed.

Other:

- The Conservation Commission and Mike Summersett will be invited to the Site walks for LaRosa and Fauteau.
- Excavation permits: The consensus of the Board was that Mr. Cormier and Mr. Partridge need to comply with the Excavation Permit process. They both have filed "Intent to Excavate" forms for taxation purposes, but they have not come to the Planning Board for an Excavation Permit. Fran LaBranche moved, seconded by Glen Northfield Planning Board

Brown to ask Atty. Mayer to send a letter to both Mr. Cormier and Mr. Partridge relative to the excavation permits. Motion passed.

- Fran LaBranche expressed concern relative to the burial of stumps on the Cross Mill Village property.
- There will be a workshop to review updated road construction regulations on March 28, 2007 at 6:30.
- Glen Brown moved, seconded by Fran LaBranche to nominate Michelle Bonsteel as Chairman of the Planning Board. Motion passed
- Michelle Bonsteel moved, seconded by Glen Brown to nominate Fran LaBranche as Vice Chairman of the Planning Board. Motion passed.

Meeting adjourned at 10:30 PM.

Respectfully submitted,

Eliza Conde, Secretary