

**TOWN OF NORTHFIELD  
PLANNING BOARD  
April 11 , 2007**

**MINUTES**

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

**Rules of Procedure: To change the regularly scheduled meeting time to 7:00 pm.** Bill Dawson moved, seconded by Glen Brown to change the meeting time to 7:00 pm. After discussion it was decided to change the time after which no new items on the agenda will begin from 10:00 to 9:30. Motion passed.

**Minutes:** Christopher Hunt moved, seconded by Bill Dawson to accept the minutes of March 28, 2007 as read. Motion passed. Christopher Hunt moved, seconded by Bill Dawson to accept the minutes of March 14, 2007 as read. Motion passed. Bill Dawson moved to accept the minutes of March 31, 2007 and April 7, 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.**

The following items were discussed by Doug LaRosa:

- Site Distance: His contention is that the through road is Knowles Pond and Shaker Road where there is ample site distance. He stated that Shaker Road is the intersecting road and therefore the site distance is not an issue. The proposed driveway for Lot 3 is 163 feet from the intersection and therefore meets the town's requirements.
- Wetlands: DES does not require a wetlands permit to install a septic system and if the crossing of the wetlands is done on frozen ground causing no ruts, the project does not require a wetlands permit. Michelle Bonsteel asked that all correspondence relative to this plan be submitted as part of the record.
- Special Use Permit: This plan does not require a Special Use Permit as they are not impacting the wetlands buffer.
- Well radius: The neighbor's well is 103+- feet from the boundary line so there will be no impact.
- Septic system: The system is designed for a 4 bedroom home. LaRosa will not install the system, but will be able to show that the lot is viable.

Considerable discussion followed relative to the site distance, how and where to measure it and which road is to be considered with Mr. LaRosa insisting that Knowles Pond Road is the through road. Christopher Hunt pointed out that the Planning Board is considering Shaker Road to be the through road. Discussion continued concerning the speed of traffic with the cars stopping at the intersection, cars entering and exiting the driveway, etc.

It was determined that the Conservation zone boundary line was depicted incorrectly on the LaRosa plan and that Lot 1 is entirely within the Conservation zone requiring larger setbacks for the buildings.

Michelle Bonsteel stated that the Planning Board needs to know exactly what it is looking at and suggested that the following be included on the plan:

1. Location of wells and septic systems of abutting properties including their well radii.
2. The location of the driveways and the grade of their entrances.
3. Measurements must be accurate and reflect what is on the ground.
4. The wetlands delineations need to be clear.
5. The Conservation zone boundary needs to be accurate.

Christopher Hunt pointed out that the zoning regulations require that wetlands and steep slopes not be included in calculating the minimum lot sizes which are 5 acres in the Conservation zone and 2 acres in the R1 zone. The applicant needs to determine if he can meet those requirements and include the calculations as part of the application. Mr. LaRosa replied that the acreage was determined by using the soil based lot sizing as shown in the subdivision regulations. After explaining that the wetlands ordinance clearly states that wetlands cannot be included, Christopher Hunt moved, seconded by Fran LaBranche to continue this application until May 9, 2007. Motion passed.

**Fauteau Family Revocable Trust: Continuation of an application for a 23 lot subdivision of 78.91 acres on Keasor Road (Map R16 Lot 5-2) in the R1 zone.** Marc Fauteau requested that this application be continued until next month as his engineer is on vacation and has not had a chance to make changes to the plan. He understood the issues that were obvious on the site walk with the steep slopes and wetlands and wants to have time to create a better plan. Christopher Hunt pointed out that the cost of the proposed road would be prohibitive and that less road would allow the Fauteaus to plan fewer lots with less impact. Fewer lots would have less impact on the land, the neighbors, and the applicant's pocket book. Mr. Fauteau agreed that the plan needs more thought. Dick Maher pointed out that there were lots planned on very steep slopes and that the wetlands impact was considerable. Fran LaBranche noted that Keasor Road may need improvement, adding to the cost of the project. Bill Dawson moved, seconded by Glen Brown to continue this application until May 9, 2007.

**Kenneth & Linda Partridge: Continuation of an 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).** The applicant requested that this item be continued until the next meeting. Glen Brown moved, seconded by Bill Dawson to continue the application until May 9, 2007. Motion passed. Fran LaBranche reported that he had tried to get information about requirements for this type of facility but didn't get any specifics other than that the facility would be approved and certified before building begins. Discussion followed about how to be certain the town gets what is approved, whether it will be an asset or liability to the town. Andy Mierins cautioned the Board to make decisions based upon the town's regulations.

**Other:** Michelle Bonsteel read a response from Atty. Bart Maher relative to the Cormier and Partridge excavations along with proposed letters to Mr. Partridge and Mr. Cormier. Dick Maher moved, seconded by Christopher Hunt to send the letter to the Partridges eliminating the last sentence of the second paragraph. Motion passed. Glen Brown moved, seconded by Bill Dawson to send the letter to Mr. Cormier as read. Motion passed. Letters will be sent along with applications for Excavation permits.

Cross Mill Village: Lisa Martin brought the Board up to date on the status of this project.

Meeting adjourned at 9:45 pm.

Respectfully submitted,

Eliza Conde, Secretary