

NORTHFIELD PLANNING BOARD
APRIL 26, 2007 – WORKSHOP
MINUTES

Members present: Bill Dawson, Doug Read, Dick Maher, Michelle Bonsteel Christopher Hunt, Glen Brown. Also present: Lisa Martin and Eliza Conde, Secretary.

Driveway regulations:

- Slope of driveway should not exceed 8%
- Page 2 #7: “four percent grade”
- Should adopt the revised driveway design diagram – the old diagram is difficult to read – the new diagram follows the state requirements
- The subdivision regulations need to reference the driveway regulations.

Subdivision regulations:

- Page 2: Include a definition for “Certified Wetland Scientist”
- Page 3: Include a definition for “Driveway”
- Page 4: Include definition for “Standard Specifications”
- Page 7: Require certification by a NH Certified *Wetlands* Scientist
- Page 7: Lisa will do some research on the current Site Specific Soil Mapping Standards for NH in order to determine if the new charts should be adopted.
- Page 12: add :Where possible, the cost basis to be used shall be the current NH Dept of Transportation weighted average unit prices”.
- Need definitions of “access way”, “driveway” and “road way”
- Change “Road Agent” to “Highway Superintendent” throughout the document.
- Page 17A: “unless a specific waiver is *granted* by the Planning Board
- Page 17E: 76 feet radius
- Page 18: Minimum site distances should conform to the ASHTO chart for site distances.
- 18I: Road entrance at 90 degrees.
- Pages 19 & 20: Items 2 and 3: Add “Item 304.2” which defines the gravel to be used.
- Page 22: The regulations need to require testing by the town’s engineer for any new road. Need to require that all underground utilities be located out of the roadway for future repair work. Minimum engineering/testing requirements need to be spelled out in the regulations.
- Page 22: P1. Remove the sentence “Natural water courses shall be cleaned and increased in size where necessary to take care of post development storm run off.”
- Where appropriate throughout the document, it should say “designee of the Planning Board” rather than “Highway Superintendent”.
- Page 23: It may be ok to leave the design frequency table as is, because the state may be making changes to these requirements. This issue was not resolved as some members thought the design standards should be increased.

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Lisa Martin will continue to work on changes. The next workshop is scheduled for May 30, 2007 at 7:00 pm.

Meeting adjourned at 10:00 pm.

Respectfully submitted,

Eliza Conde, Secretary