

**TOWN OF NORTHFIELD  
PLANNING BOARD  
May 9 , 2007  
MINUTES**

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

**Kenneth Partridge, Excavation Permit:** In response to the recent letter to Mr. Partridge relative to applying for a new excavation permit, Mr. Partridge presented the board with his permit received in 1990 with no expiration date. He stated that he files with the town and state every year and has completed less than half of the original plans. Christopher Hunt reviewed the original plans and stated that Mr. Partridge appears to be in compliance with what was approved. Michelle Bonsteel will review the ordinance for the proper procedure and report to the Board at the next meeting.

**Minutes:** Glen Brown moved, seconded by Christopher Hunt to accept the minutes of April 11, 2007 as read. Motion passed.

Christopher Hunt moved, seconded by Dick Maher to accept the minutes of April 26, 2007 as read. Motion passed.

Glen Brown, representing the Selectmen, presented a certificate of appreciation to Christopher Hunt for his work as Chairman of the Planning Board from 2000 to 2006.

**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.** There was no representative of the applicant in attendance and no request for continuation was submitted before the meeting. Lengthy discussion followed relative to the Board's obligation to act on the application within 65 days unless extended. The applicant had been asked to provide more information and corrections to the plan. Discussion followed on whether to continue the application or to deny it. Christopher Hunt moved, seconded by Dick Maher, to continue the application to June 13, 2007 with a letter sent to the applicant with the issues needing to be addressed as discussed at the last meeting as well as resolving the site distance issue. Mike Izard recommended that the applicant be asked to formally request a waiver of the 65 day time limit for a decision. Fran LaBranche and Glen Brown both stated that the applicant was well aware of the information needed and the date of this meeting and that the board did not need to continue the application. Vote on the above motion: yes 2 and no 4. The motion did not pass.

Fran LaBranche moved, seconded by Glen Brown to deny the application as the applicant has failed to provide information and clarification of the location of wells and septic systems of abutting properties including their well radii, has failed to provide the location of the driveways and the grade of their entrances, has failed to provide accurate measurements that reflect what is on the ground, has failed to provide the accurate Conservation zone boundary and has failed to resolve the site distance issue for the driveway entrance. Vote on the above motion: yes 4, no 1. The 3 lot subdivision was denied. A certified letter with this decision will be sent to the applicant.

**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.** There was no representative of the applicant in attendance and no request for continuation was submitted before the meeting. Christopher Hunt commented that given the amount of work to be done on this plan, Mr. Fauteau may have completely new plans, therefore this may not be an issue. He moved, seconded by Bill Dawson to continue this application until June 13, 2007. After further discussion about the lack of information submitted, the motion was withdrawn. Fran LaBranche moved, seconded by Glen Brown to deny the application on the grounds that the applicant has not submitted sufficient information in order for the Board to make a decision. Vote on this motion: yes 4, no 1, abstain 1. Motion carries, the application is denied. A certified letter with this decision will be sent to the applicant.

**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 Board approved the applicants request for a continuation until June 13, 2007.

**Marya Coburn/Don Wilson: Application for a 2 lot subdivision of 38 acres between Sandogardy Pond and Peverly Roads (Tax Map R7 Lot 14) in the R1 and Conservation zones.** Members reviewed the Planner's report which indicated that there were several items missing in the application. Mark DeGrace, representing the applicant, stated that the topographic information was not included because both lots are large and do not require septic approval. The Planner's report indicated that the plan mentions that the lot is within the flood plain. Mike Izard commented that this is not really an issue, but since it is on the plan, the significance of being within the flood plain needs to be considered. After lengthy discussion of whether the application was complete enough to consider at this time, Christopher Hunt moved, seconded by Doug Read, that the application be considered complete enough for review. He added that there is enough information for a reasonable discussion and the required additional information can be added. Motion passed, 4 yes votes and 2 abstentions.

Mark DeGrace reviewed the plan for the 40 acre lot to be subdivided into two lots with access from Sandogardy Pond and Peverly Roads. Issues of concern:

- Topographic information: The Board will require that topographical information be supplied for the driveways and areas near abutters. The applicant can apply for a waiver for the rest of the lot, but must have solid reasoning for requesting the waiver. Mike Izard noted that although the town has soil based lot sizing, there lots are large enough for that not to be an issue, but the Board needs to be able to determine the level of access and whether there is adequate buildable area. The Board also needs to know what the future plans are for these lots. Christopher Hunt commented that when there is room for future subdivision as there is on this plan, then it is not a minor subdivision, therefore the topographic information is required. Mark DeGrace asked the board if the topographic information would be less important if the applicant agrees to no further subdivision. Michelle Bonsteel agreed that if this will only be 2 lots, then a waiver would be more acceptable. Dick Maher pointed out that if there is further development that the wetlands and slopes have to be considered in determining the size of the lots, which is another reason for the topographical information.

- Wetlands issues: Christopher Hunt stated that a wetlands permits will be required for the driveways and that the applications should be at least submitted. Mr. DeGrace
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replied that this is simply a subdivision and that the wetlands permit would be the responsibility of the owner. Michelle Bonsteel replied that the Board has a responsibility to be sure the future owner can get a driveway permit. In this situation, she continued, you have only 50 feet to work with and if you can't get a permit, then the town shouldn't be approving a subdivision. Christopher Hunt added that a Special Use Permit will be required for the driveway from Peverly Road and that this permit should be received before final approval of the subdivision.

Public hearing opened and closed with no comment. The application was continued until June 13, 2007.

**ALV:** Tim Golde, representing the landowner, asked for a conceptual review for a subdivision. After carefully considering the open space type of subdivision with small lots, Mr. Golde determined that the lots would not be good, there would be need for too much excavation, etc. He proposed creating a road from Bean Hill Road to Keasor Road with 12 lots and an additional 2 lots on Turnpike Road. The lots would use about 25 acres, an additional 25 acres would be added to abutters lots and 150 acres would be given to the town. Members generally like the concept but were concerned about the condition of Keasor Road. This issue will have to be considered and worked around. It was agreed that further work on this concept would be acceptable.

**Rules of Procedure:** Andy Mierins commented that the board needs to have a consistent method of handling "no-shows". Mike Izard will review other towns' procedures and report back at the next meeting.

Meeting adjourned at 9:30 pm.

Respectfully submitted,

Eliza Conde, Secretary