

**TOWN OF NORTHFIELD
PLANNING BOARD
NORTHFIELD TOWN HALL
July 11 , 2007**

MINUTES

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

Christopher Hunt moved, seconded by Dick Maher to accept the minutes of June 13, 2007 as read. Motion passed.

Christopher Hunt moved, seconded by Dick Maher to accept the minutes of June 21, 2007 as read. Motion passed.

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 the application be continued until August 8, 2007. Christopher Hunt commented that this project has been before both the ZBA and the PB for nearly two years with plenty of information and he urged the board to go ahead and approve the application with conditions. Mike Izard noted that there were items of concern at the last meeting the applicant attended which have not yet been addressed. Members agreed that there were still too many issues not resolved to approve the application. Christopher Hunt stated that the board has the ability to approve, deny or continue the application, it has been before the board for so long, he would like to see an action take place. Members reviewed the minutes of March 14, 2007 which included a list of 16 items that the applicant was willing to address, but there has been nothing brought forward.

Christopher Hunt moved, seconded by Glen Brown to deny the application without prejudice because the applicant has not come forward with information addressing the 16 issues discussed at the March 14, 2007 meeting. Motion passed, 5 yes, 1 no.

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. At the applicant's request, Glen Brown moved, seconded by Dick Maher to continue this application to the August 8, 2007 meeting. Motion passed 6-0.

ALV, Inc: Preliminary Layout for a 15 lot subdivision on 199+- acres on Bean Hill, Keasor and Turnpike Roads (Tax Map R11 lots 5 and 9) in the R1 zone. Tim Golde, representing the applicant, presented plans showing 2 lots on Turnpike Road, 12 lots between Keasor and Bean Hill Roads and the remaining 153 acres including Wadleigh Meadow to be donated to the town. The twelve lots would have 4 on Keasor Road with the remaining 8 lots on a newly constructed town road between Bean Hill Road and Keasor Road.

Christopher Hunt commented that the original plan brought forward by ALV with more lots triggered concern about the condition of Keasor Road and the need for its upgrade by the developer. Even though there are fewer lots this time, by creating them as duplex lots, this plan does not reduce the impact on Keasor Road, therefore Mr. Hunt believed that improvements to Keasor Road would be necessary. He continued that though this plan is better as there is less impact on steep slopes and wetlands, the density would be the same as the earlier plan. The developer did not want to improve the road with the first plan, but with the duplex plan, the impact to Keasor Road would be the same.

Tim Golde replied that the owners asked him to create lots that would accommodate duplex homes, but that did not mean they would necessarily be duplexes. This issue would be market driven. He stated that he believed the construction of the new road would alleviate the impact on Keasor Road as there would only be 4 lots actually fronting Keasor Road. He stated that asking the developer to pay for the entire upgrade to Keasor Road is just not financially possible. He asked that the board consider a fair share concept to be determined by traffic studies, etc. Mike Izard noted that he is currently working on an impact fee procedure for Northfield where applicants would be assessed a fee for their share of the impact. As this procedure has not yet been adopted by the town, this application would be exempt from the impact fee, however a "fair share" could certainly be negotiated. Mike commented that this application could be considered "premature" because Keasor Road is in the CIP but not scheduled for repair at this time.

Andy Mierins pointed out that with the construction of the new road, the impact to Keasor Road would be much less than if they were all to access Keasor Road only. Bill Dawson stated that the new road would allow better access than the old plan with a cul-de-sac, however there are a couple of wetlands impacts. Mr. Golde responded that he has designed the road by avoiding and minimalizing the impact of wetlands as much as possible. Glen Brown commented that he likes the idea of the conservation of the meadow and he thought the Planning Board should work with the developer to make it happen. Michelle Bonsteel asked if there were trails and accessibility. There will be accessibility from Turnpike Road and off the new road, but not with an area for parking. There are currently no specific trails, however they could be made.

Mr. Golde asked the Board for feedback relative to Keasor Road. If it is such an issue that this project just can't happen he will not go any further, but if the board is willing to discuss "fair share", then he is willing to do all the studies necessary to determine the amount of fair share. It was suggested that the applicant discuss the road issue with the Board of Selectmen. Michelle Bonsteel read a letter from the Conservation Commission urging the board to consider compromising on the Keasor Road issue.

Public hearing opened: Carl Bartlett commented that the generosity of donating the land to the town is incredible, but he noted that in fact the Kenyon Family Trust owns the west side of the meadow to the brook, therefore the town will not own the whole area. He wants to make sure the boundary line is correct on the plans. He does not have any problem with the plan as presented. Kevin Fife stated that this plan is more sensitive to the property than the original plan as it avoids steep slopes and wetlands. He continued that there are many contributories to

the meadow making it an important watershed area that needs to be protected. The area is also a good wildlife corridor. Gail Scopa asked about the Turnpike Road lots with concern about

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runoff. Their lot at 145 Turnpike Road already received silt and runoff from Turnpike Road and she did not want additional problems. Mr. Golde assured her that the 50 foot access is for access to the back land only and would not be a road. Public hearing closed.

Dick Maher asked about retention of water. Mr. Golde would prefer to distribute storm water with several smaller treatment swales rather than create large detention ponds. Michelle Bonsteel expressed concern about these lots being able to support duplexes with two septic systems and would rather see one unit lots if there isn't room for the septic systems. Mr. Golde explained that he has created the lots based upon the actual land rather than just draw squares on the map, and he located them in areas that can support the septic systems. Michelle replied that the board will be looking closely at the lots. Bill Dawson asked if the lots were to be cleared or left wooded. They will be left wooded. Christopher Hunt was concerned about a new paved road entering the dirt road and didn't think the town should foot the bill to improve the road for the developer. Tim Golde agreed that this is the issue that needs to be decided in order to either continue the project or drop it. He stated that if the entire cost of improving Keasor Road has to be borne by the developer, it just can't work, but a fair share contribution based upon studies would be fair to the developer and the town.

While the original plan depended entirely on Keasor Road, this plan would probably create more use on Bean Hill Road. Dick Maher stated he is willing to be flexible, but the town does not have the responsibility to help out the developer. Michelle Bonsteel commented that we know Keasor Road needs improvement, but the generous offer of the land needs to be considered. She stated that the board needs more information and the application needs to discuss improvements with the Selectmen. She would also like to have comments from the Road Agent about Keasor Road improvements. The applicant will meet with the Selectmen on July 24, 2007 and the application will be continued until September 12, 2007.

James Borda: Conceptual discussion: After lengthy explanation of his personal situation, Mr. Borda asked the board for help in allowing a business to use his property on Route 140. He used the property for a store and/or a warehouse for years, but the zoning has changed with tighter regulations and he has had trouble finding a buyer who can meet the regulations. Michelle Bonsteel explained that any business would have to come before the board and the board will help in any way it can, while meeting the requirements of the regulations.

Monique T. Cormier Rev. Trust: Application for an Excavation Permit for a gravel pit off Riverside Business Park Road (Tax Map R14 Lot 8-5) in the C/I zone. Gary Spaulding, representing the applicant, reviewed plans showing existing conditions, phases of work and the reclamation. The entire property will be level eventually, but there will be "mounds" between this property and the abutters unless and until agreements can be reached to level all of them. The whole property will be active during the entire project, but the back portion of the property would be reclaimed, (loamed and seeded) first. The final elevation will be 482 feet which is about 8 feet to the high water table. This application is not complete, however it satisfies the Board's request to get the process started. Mr. Spaulding explained that obtaining the Site Specific Permit from DES can take 6 to 7 months. It was agreed that it would be sufficient to show that the application has been submitted.

Public hearing opened and closed with no comment. The application was continued until September 12, 2007. Dana Dickson asked about the applicant being able to operate while the permitting process is ongoing. The Board agreed that the operation can continue while the application is in process. A site walk for the property is scheduled for August 4, 2007 at 9 am.

Other:

- Building application on Class VI portion of Bean Hill Road (R2 Lot 30F). After review of information and discussion, Christopher Hunt moved, seconded by Doug Read to recommend to the Selectmen that a building permit be granted with the condition that the road be upgraded according to the town's Class VI road policy. Motion passed 5 yes 1 no.
- Reviewed PSNH plans for upgrading line poles.
- Work being done on "paper street" (R12 Lot 18W). At the request of Joyce Fulweiler and Dana Dickson, the board reviewed information about access to this lot and improvements to the road. It was decided that this is a legal issue that should be reviewed by the town's attorney. If a road is being constructed, it needs to meet the requirements of the town's regulations.
- Workshop for subdivision regulations and rules of procedure set for Aug. 16, 2007 at 7pm.

Meeting adjourned at 9:50 pm.

Respectfully submitted,

Eliza Conde, Secretary