

**TOWN OF NORTHFIELD
PLANNING BOARD
Wednesday - November 14, 2007**

MINUTES

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

Chairman Bonsteel asked Wayne Crowley to be a voting member for the evening.

Glen Brown moved, seconded by Fran LaBranche to accept the minutes of Oct. 10, 2007 as read. Motion passed.

Glen Brown moved, seconded by Wayne Crowley, to accept the minutes of Oct. 13, 2007 as read. Motion passed.

Dick Maher moved, seconded by Wayne Crowley, to accept the minutes of Nov. 1, 2007 as read. Motion passed.

Bill Dawson moved, seconded by Wayne Crowley, to accept the minutes of Nov. 10, 2007 as read. Motion passed.

Marya Coburn/Don Wilson: Continuation of an application for a 2 lot subdivision of 40.677 acres between Sandogardy Pond and Peverly Roads (Tax Map R7 Lot 14) in the R1 and Conservation zones. See next item.

Marya Coburn: Continuation of an application for a Special Use Permit within the Wetlands Buffer zone on 40.677 acres (Tax Map R7 Lot 14) in the R1 and Conservation zones. The above two items were considered together. Mark DeGrace, representing the applicant, requested a continuance until next month as the applicant is out of town and the plan has not been completed. Fran LaBranche noted that there was concern expressed by the Road Agent about the site distance for the driveway on Sandogardy Pond Road. Michelle Bonsteel suggested that Mr. DeGrace contact Mike Summersett for this issue. Fran LaBranche moved, seconded by Glen Brown to continue both applications until December 12, 2007. Motion passed.

Kenneth & Linda Partridge: Continuation of an application for a Major Site Plan review for a proposed supported residential care facility consisting of one 3-story building housing 144 beds, along with related improvements (Tax Map R5 Lot 35-1). Michelle Bonsteel entered a letter from Walter Martel, abutter, stating they would prefer not to have a sidewalk on Scribner Road. Peter Holden, representing the applicant, presented a letter to the Board requesting a conditional approval from the Board to allow the applicant to pursue federal funding for the project. Concerns relative to making a conditional approval were:

- In addition to the conditions included in the letter, road improvements and bonding need to be included.
- Giving conditional approval at this time could lock the Board into the wrong conditions.

- Landscaping needs to be reviewed by a Landscape Architect with parameters of hiding the building as much as possible and having it blend in with the environment. The view from down hill needs to be attractive and not a blight in town.

Mike Izard suggested that it would be more appropriate for to Peter Holden craft a letter indicating the progress that has been made and acknowledging that the applicant is in the process of working with the Board on this project to be signed by the Planning Board. Mr. Holden agreed that this would be sufficient for the applicant's needs and will create the letter.

The following items were discussed:

- Dick Maher asked about bathrooms. Peter Holden stated that some rooms will have just a hand sink, some will include a toilet, but none will have bathtubs. There will be a bathing room for residents.
- Bill Dawson asked about the time line for the construction. The building has to be built all at once rather than in stages. It should take 15-18 months for construction.
- Peter Holden would like to include a bike path on the side of the road with a white line. This would make drainage design and maintenance easier without a curbing. Members appeared to be satisfied with this solution. Mr. Holden has received permission to grade onto the abutters property.
- Peter Holden will finish the road plan and deliver it to Mike Summersett for review. The intersection with Zion Hill Road will be included.
- A service road will be located where the current field road is and connect to the alternative parking lot. It will be of a pervious surface.
- Dick Maher asked that the state's inspection and licensing procedure be included in the letter for the board to sign.

Public hearing opened and closed with no comment.

Glen Brown moved, seconded by Fran LaBranche, to continue this application until December 12, 2007. Motion passed.

Harvard St. Realty Trust, Al Lindquist, Trustee: Application for a Condominium conversion of 2 units at 189 Rand Road (Tax Map R17 Lot 41-1) in the R1 zone. Michelle Bonsteel presented Mr. Lindquist with a list of changes needed for the Condominium documents and the legal fees of \$731.00 for the review. Mr. Lindquist indicated that he does not yet have a Certificate of Occupancy or the final inspection from the fire department, although it has been inspected by both the building inspector and the fire department. Mike Izard reminded that Board that they had requested written correspondence relative to the fire/common wall. Mr. Lindquist assured that board that the firewall extends to the roof line and there is a masonry wall between the units in the basement.

Michelle Bonsteel expressed concern about the building being constructed as a duplex and now being converted to condos with shared services such as water and sewer. She is concerned about one owner not having access to the well or sewer pump. Mr. Lindquist replied that there any many duplexes that are converted and that this application meets the town's requirements. Fran LaBranche suggested installing 2 wells and 2 septic systems to which Mr. Lindquist responded that it wouldn't be practical to do. Michelle Bonsteel stated that the Planning Board doesn't just look at the zoning requirements, but needs to consider the welfare of the residents in the units. She would like to see services separated as much as possible. Upon Bill Dawson's question of why not sell it as a duplex, Mr. Lindquist replied that this creates 2 affordable homes with relative privacy in the country.

Fran LaBranche moved to deny this application because the structures are not adequately separated, they share services, the common wall may not be a fire wall and it was designed and built as a duplex. There was no second to this motion. In discussing whether to accept this application as complete, Mike IZard noted that there was no plan submitted with the application and the board is waiting for a report from the fire department and building inspector as well as confirmation that the septic system and driveway are adequate. There needs to be a plan showing metes and bounds, location of septic system, etc and be suitable for recording at the Registry of Deeds.

Wayne Crowley moved, seconded by Glen Brown, to continue this application until December 12, 2007 pending receipt of the required information noted above and including the corrected condominium documents. Motion passed.

James Doubleday: Application for a 5 lot subdivision of 11.268 acres at 90 Knowles Pond Road (Tax Map R15 Lot 55-1) in the R1 zone. Les Mills, representing the applicant, presented a soils study and mapping showing the soil types which would eliminate the need to waive this requirement. The plan still needs a waiver for the 4-1 ration and allowing 3 lots on one driveway. Mr. Mills explained that if the Board denies the waiver for the 3 lots on one driveway, an additional driveway can be installed, however it would require more impact on the wetlands and the wooded area visible from the road. Allowing the 3 lots on the one driveway would have less visual impact from the road as the applicant has agreed not to cut any trees in the front of the lot.

Michelle Bonsteel entered a letter from the Conservation Commission suggesting that this would be a better 3 or 4 lot subdivision. Michelle agreed and stated she is not in favor of the contorted lots made to maximize the number of lots. Mr. Mills replied that no abutters have complained and that the lots meet the zoning requirements.

Fran LaBranched moved, seconded by Wayne Crowley, to accept this application as complete. Motion passed. Fran LaBranche moved, seconded by Glen Brown, to deny the waiver to allow 3 lots on one driveway as it does not meet the town's regulations. Motion passed with 5 yeas and one abstention. The waiver is denied.

In discussing the waiver for the 4-1 ratio for the back lots, Mr. Mills asked if the plan would be better with 4 lots, at which point Michelle Bonsteel suggested that he re-work the plan to see if there isn't a better solution that will address the concerns of both the Conservation Commission and the Planning Board. She indicated that he may come up with a better subdivision that will meet the needs of the community as well as the applicant. Mr. Mills asked the board to decide whether they would allow a back lot with more than the 4-1 ratio, but it was agreed that no decision would be made on that until they see a new plan. It was agreed that there can be a shared driveway for two lots. Dick Maher moved, seconded by Glen Brown to continue this application until December 12, 2007. Motion passed.

Estate of Agnes Uscilka: Application for a 2 lot subdivision of 58.417 acres on Oak Hill Road (Tax Map R9 Lot 12) in the R1 and Conservation zones. Wayne Crowley recused himself from the board as he is administrator of this estate. Web Stout, representing the applicant, presented the plan showing a 6 acre lot designed to go with the existing residence with a configuration agreed upon by the estate. The plan requires 3 waivers for soils, wetlands and topography. He explained that there is no need to survey the soils as there is an existing septic system on the 6 acre lot. This is a major subdivision as the lots can be further subdivided, however, the large lot is to be sold as one parcel with no plans for subdivision.

Bill Dawson moved, seconded by Doug Read to accept the application as complete. Motion passed. Fran LaBranche moved, seconded by Glen Brown to grant the waiver to the requirement for a site specific soils delineation. Motion passed. Fran LaBranche moved, seconded by Dick Maher to grant the waiver to the requirement for wetlands delineation. Motion passed. Fran LaBranche moved, seconded by Glen Brown, to grant the waiver to the requirement for a topographical survey on the 50 acre lot. Motion passed.

Upon questioning, Mr. Stout explained that the stone wall was not being used for the boundary because of the Probate agreement requiring that there be 6 acres with a specific road frontage. He explained to the board that the final paper plans will have the topography for the 6 acre lot included, but for recording purposes, the mylar will not show the topography.

Fran LaBranche moved, seconded by Dick Maher to grant the application for a 2 lot subdivision of 58.417 acres on Oak Hill Road (Tax Map R9 Lot 12) in the R1 and Conservation zones with noted corrections. Motion passed.

Other:

1. The Arches: Betty Salchli submitted a letter requesting requirements needed for The Arches to maintain its expansion approval. A letter of response will be sent listing the need for obtaining a building permit, footings in the ground and “active and substantial” work on the project in the works.
2. CIP meeting will be Nov. 19.
3. Mike Izard will provide an update/summary for the board when applications are continued to remind them of the status of the application.

Meeting adjourned at 9:50 pm.

Respectfully submitted,