

**TOWN OF NORTHFIELD
PLANNING BOARD
December 12, 2007**

MINUTES

Members present: Doug Read, Wayne Crowley, Bill Dawson, Christopher Hunt, Glen Brown, Fran LaBranche, Dick Maher. Also present: Mike Izard, LRPC and Eliza Conde, Secretary. In the absence of Michelle Bonsteel, Christopher Hunt acted as Chairman for this meeting.

Bill Dawson moved, seconded by Wayne Crowley, to accept the minutes of 11-14-07 as read. Motion passed.

Glen Brown moved, seconded by Bill Dawson, to accept the minutes of November 29, 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. Christopher Hunt read into the minutes, a letter from Chief Adams stating his concern about the safety of the driveway entrance on Sandogardy Pond Road being too close to the intersection of Route 132 and Sandogardy Pond Road. Peter Holden, representing the applicant, replied that the State DOT has already granted a conceptual driveway permit approval pending final approval of the plan. As there is only 50 feet frontage for this lot, there is no leeway for the location of the driveway. Doug Read commented that there isn't much that can be done except perhaps cut some brush and he questioned if the town can override the State permit. Mike Izard replied that the town actually maintains the road in winters and Mr. Summersett is concerned about the 185 feet site distance. Christopher Hunt suggested a "blind driveway" sign. Fran LaBranche expressed concern about approving this plan with the town's police and road agent both warning of the danger of the location of the driveway.

Mike Izard suggested that the Planning Board's concerns be sent to the NH DOT to see if there are any means of mitigating the visibility concerns of the town. Mark DeGrace stated that the state officials visited the site and were more concerned with the drainage than the location, but he suggested that the applicant could offer to clear brush within the state right of way to the intersection to help visibility. Fran LaBranche moved, seconded by Dick Maher to have the Planning Board share it's concerns with the NH DOT. Motion passed. Peter Holden suggested that the State and Town officials meet at the site to work out the concerns. See next item for continuation of this application.

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. Mark DeGrace explained that neither driveway can be built without impacting the wetlands buffer. The Peverly Road access will not cross a wetlands, however, the Sandogardy Pond Road access will need a wetlands permit and both will require the Special Use Permit for impacting the wetlands buffer. Fran LaBranche felt that the safety issues of the driveway location need to be resolved before approving this permit, therefore he moved, seconded by Bill Dawson to continue both applications until the January 9, 2008 meeting. Motion passed. Issues to be resolved include the driveway

location and septic system designs. As there has been no soil survey conducted on the property, the board agreed with Peter Holden that having a septic system design on each lot would be satisfactory to show that the soil is adequate to support residential use.

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). Peter Holden, representing the applicant updated the board on progress made on the following items:

- Roadway design is completed with a 5 foot pavement extension for walking/biking pathway rather than a sidewalk. Will be meeting with Mike Summersett for review of the plans. Mr. Holden will discuss the proposed extra walkway with Mr. Summersett relative to maintenance issues. Utilities will be under the walkway.
- Drainage easements: Drainage will be on north side of Scribner Road. Applicant will grant town a slope and drainage easement and abutter has agreed to same.
- Alternative access will be of a pervious surface and 16 feet wide
- An underground water cistern with a fire pump will be installed.
- Landscaping has been designed to include taller trees both up hill and down hill from the building to help blend the building into the landscape. A plan will be reviewed by the town at applicant's expense.
- Zion Hill Road intersection: Mr. Holden showed a plan that makes a safer intersection within the town's right of way. Bill Dawson suggested extending the school's 20 mph zone to include the intersection.
- Sewer: application to state has been submitted
- Water: will submit plans to the water district's engineer.
- Building plans will be submitted to the town and state for review. The state inspects the building as it is built and the town will have a certificate from the engineer's involved stating that it is built to code. Building will be "fire proof" constructed of steel and concrete.
- Electricity will be underground and lighting will be downcast. There won't be need for much lighting all night. Will use Concord's lighting ordinance as guide and will have an illumination plan.
- Structure will use conventional energy sources, but will be efficient.
- Letter relative to HUD funding is no longer needed.

Glen Brown moved, seconded by Bill Dawson to continue this application until January 9, 2008. Motion passed.

Harvard St. Realty Trust, Al Lindquist, Trustee: Continuation of an application for a Condominium conversion of 2 units at 189 Rand Road (Tax Map R17 Lot 41-1) in the R1 zone. Mr. Lindquist presented letters of compliance from the Fire Department and Building Inspector, plans for the building, site plan for the property and revised condominium documents. The Condo documents will be sent to the town's attorney for review at applicant's expense. Fran LaBranche expressed concern about the shared septic and water systems and who will be responsible for repair. The Condominium documents provides for "civil remedy" which did not satisfy Fran's concerns. Mike Izard pointed out that these concerns may be beyond the responsibility of the Planning Board and that the documents should address these issues sufficiently.

Dick Maher moved, seconded by Bill Dawson to continue this application until January 9, 2008. Motion passed. Notice to abutters will be sent by certified mail for this meeting.

James Doubleday: Continuation of an 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. Due to personal knowledge of this application, Christopher Hunt recused himself from this discussion. Fran LaBranche acted as Chair for this application. Les Mills presented a new plan showing 4 lots with 2 driveways instead of the previous 5 lot plan. He explained that the driveway locations remain the same, the buffer between the power line and the road will remain uncut and the houses will be located toward the back of the lots. All four lots minimally exceed the 4-1 ratio in depth. Mr. Mills showed a plan that would meet the 4-1 ratio, but it would not be very practical. Doug Read moved, seconded by Glen Brown, to waive the 4-1 ratio requirement for these lots. Motion passed.

Discussion followed relative to making sure the vegetative buffer remains intact. It will be included in the plan and can be included in the deeds as a covenant, but there is no real guarantee of its protection. Mike Izard suggested using the "Conservation Boundary" signs on the lots and to clearly include a "No Cut" zone on the plan. For the final approval the applicant needs to get state subdivision approval, obtain driveway permits and submit easement document for the shared driveway and utilities for town counsel's review. The proposed lot line adjustment with the north abutter needs to be clearly shown on the final plan.

Bill Dawson moved, seconded by Wayne Crowley, to continue this application until February 13, 2008. Motion passed.

Monique T. Cormier Rev. Trust: Continuation of an 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. Mike Izard presented a letter from the applicant requesting that this application be continued to January as DES is still working on permits. Glen Brown moved, seconded by Wayne Crowley to continue this application until January 9, 2008. Motion passed.

Other: Members were pleased with Mike Izard's report showing the current status of each application.

Meeting adjourned at 9:40 PM.

Respectfully submitted,

Eliza Conde, Secretary.