

**TOWN OF NORTHFIELD
PLANNING BOARD
January 9, 2008**

MINUTES

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

Bill Dawson moved, seconded by Wayne Crowley, to accept the minutes of December 12, 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. Mark DeGrace of Holden Engineering, representing the landowner, explained that his staff had determined that with removal of brush along Sandogardy Pond Road, the site distance for the driveway would be 270 feet. A letter to that effect was sent to Chief Adams, Mike Summersett and NHDOT with no response. Mike Summersett was consulted by phone before this meeting and stated that if in fact there is that much site distance he was satisfied. Mike Izard reminded the board that they had requested that Holden Engineering meet at the site with all three parties, however this report was generated by Holden Engineering only. Fran LaBranche concerned that the brush will not be kept clear by the landowner and the Planning Board will be creating a dangerous situation without enough clearance. Bill Dawson felt that the state or town would be removing the brush within their right of way, and the landowner wouldn't be responsible for it. Michelle Bonsteel commented that the ordinance has site distance requirements, but the reality is that brush and snow banks occur in New Hampshire. Doug Read pointed out that this access was approved by the Planning Board originally, however, Michelle Bonsteel responded that this is a new subdivision that must meet current regulations. Dick Maher commented that if the issue is just brush, then it can be cut back and maintained. It was clarified that the driveway meets the distance to the intersection requirement, but will need brush cut in order to meet the site distance requirement. Concern was expressed that Mike Summersett had not actually observed the site distance as presented by Holden Engineering. It was agreed that Holden Engineering should meet with Chief Adams and Mike Summerett at the sight and the Board would like a written response from both of them.

On the issue of soil types, Mark DeGrace stated that test pits were dug on both lots and he presented plans for septic systems that have not yet been submitted to NHDES.

See next application for continuance.

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 wetlands impact has been minimized, but an unavoidable wetlands crossing is required for one driveway. The Wetlands permit is pending. Fran LaBranche moved, seconded by Dick Maher to continue both applications until Feb. 13, 2008. 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). Although the applicant had requested this application be continued to February, Mark DeGrace of Holden Engineering asked the board for guidance relative to review by the town's engineer. The road design, landscaping, water and sewer plans all need review. Michelle Bonsteel will request that the town obtain engineering services for review of the road design and landscaping. Mr. DeGrace was advised to contact the water and sewer departments for their review. The cost of these reviews needs to be established in order for an escrow amount to be determined.

Mark DeGrace also asked for guidance relative to the need for a Special Use Permit for the proposed impact to 2 culverts on Scribner Road. Jim Bouchard commented that towns are usually exempt from buffers for roadway improvements. The Board agreed that no Special Use Permit will be required.

Michelle Bonsteel pointed out that building construction drawings are to be submitted to ICC and the State Fire Marshall, not the town as stated in the December 12, 2007 minutes.

Bill Dawson moved, seconded by Fran LaBranche to continue this application until February 12, 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.

Board members reviewed submitted documents including the site plan, septic plan, occupancy permit, etc. It was suggested that it would be appropriate to add a covenant in the Condominium document to not allow garbage disposals because of the septic system. After some discussion about concerns relative to having only one septic system, Mike Izard explained that the zoning ordinance does not require separate septic systems, therefore the Board needs to be careful not to discriminate against condos. He suggested that the site plan be sent to legal counsel to determine if there are issues that need to be addressed in the document. Fran LaBranche moved, seconded by Dick Maher to continue this application until February 12, 2008 so that Mike Izard and legal counsel can review the site plan. 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. Gary Spaulding, representing the applicant, addressed 4 issues that were of concern:

1. Reference on the plan is to have the full title of the NHDES "Green Book".
2. That note #10 on the plan will indicate that machinery and materials will be brought onto the site are temporary and related to the excavation
3. DES requires a report every 2 years and a new plan every 6 years. Northfield's regulations require an update every 3 years. Applicant would like to have an update with Northfield every two years, using the same report that is submitted to the State.
4. As phase 1 will be reclaimed before phase 2, bonding will be for 5.5 acres.

Dick Maher asked if there are any future plans for this site. There is nothing at this time, but any change will require new permits and site plan. Gary Spaulding requested conditional approval from the Board, but wanted to be sure that it will accept the report that is provided to DES every two years.

Fran LaBranche moved, seconded by Dick Maher, to grant an Excavation Permit for a gravel pit off Riverside Business Park Road (Tax Map R14 Lot 8-5) in the C/I zone with the following conditions:

1. That the approval is subject to the conditions as stated in the January 3, 2008 letter from NHDES. (attached)
2. That the applicant return to the Planning Board every 2 years for an update, using the same report submitted to NHDES.
3. That the applicant will provide a bond for 5 acres (\$10,000) to the town for the length of operation.
4. That the entire title of the "Green Book" be included on the plan.
5. That there be a note on the plan stating that machinery and materials will be brought onto the site.

Motion passed.

Dwight Barton: Review of Site Plan for Cross Mill Village (Tax Map R4 Lot 2). Jim Bouchard reported to the Board on the progress to date for this project:

- Roadways completed and paved
- Sidewalks completed and paved
- Utilities installed
- Storm drain complete
- Gas lines installed
- All utilities stubbed to the lots
- Wells are operating and pump house complete
- Reclamation is ongoing, loam and seed spread and stabilized
- Infrastructure approximately 85% complete.
- Erosion of terrain near the Winnepesaukee Trail needs correction
- Buried stump area needs improvement, to be done in the spring
- DES has issued a letter of compliance
- Wetlands restoration still to be completed.

The original Site Plan was approved for 2 years and expired in March, 2007. An extension is needed to gain Attorney General's approval for the Condominium documents. Michelle Bonsteel asked about the outstanding bill for engineering review. Discussion followed about this being the Selectmen's responsibility to collect and that there is bonding available to collect this outstanding bill. No occupancy permit will be granted until all outstanding bills are paid in full. Jim Bouchard noted that there is plenty of money left in the bond to cover the engineering costs and he urged the board to grant an extension as there is substantial economic development involved.

Mike Izard suggested that the abutters should be notified and Michelle Bonsteel suggested establishing an escrow account for future engineering fees. Lengthy discussion followed about collecting the outstanding fees and whether or not abutters need to be notified for an extension of the site plan. Gerry Goodwin, an abutter, urged the Board to grant the extension and let the applicant finish the project.

Fran LaBranche moved, seconded by Bill Dawson to extend the site plan until January, 2009. Doug Read stated that the abutters should be notified first. Motion passed, the site plan is extended to January, 2009.

Public Hearing: The Planning Board will hold a public hearing relative to amending the Floodplain Ordinance (Article 16 of the Northfield Zoning Ordinance) as necessary to comply with requirements of the National Flood Insurance Program. Public hearing opened and closed with no comment.

A Subdivision Regulation workshop is scheduled for January 24, 2008 at 7 pm.

Meeting adjourned at 10:05 pm.

Respectfully submitted,

Eliza Conde, Secretary