

**NORTHFIELD PLANNING BOARD**  
**February 21, 2008**

**MINUTES**

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

Christopher Hunt moved, seconded by Dick Maher to accept the minutes of January 9, 2008 as read. Motion passed.

Christopher Hunt moved, seconded by Dick Maher to accept the minutes of January 24, 2008 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, representing the applicant, met with Mike Summersett and agreed that there can be 270 feet visibility with brush cutting within the right of way. Mike IZard spoke with John Pillsbury at DOT who noted that the driveway permit requires clearing within the right of way in order to meet the town's requirements. The visibility is beneficial to ongoing traffic as well as the landowner. The state, however, will not cut the brush and maintain it for one individual driveway, therefore there needs to be some guarantee that the brush will be cut over time. The abutting landowners will need to grant permanent permission in order for this to happen. Mr. IZard suggested that there be a legal document drawn up by the applicant to be reviewed by the Town's Attorney that will grant permission to clear the brush forever.

Mark DeGrace stated that the abutter has agreed to allow the brush cutting and he will prepare a legal document for review. Mr. DeGrace informed the Board that a wetlands permit has been submitted to DES. DES is requiring that the 2 abutters sign consent letters as the wetlands is within 20 feet of their property lines. One abutter has signed the letter, but the other is waiting for the Planning Board to approve the subdivision before signing the letter. As the deadline for submitting these letters is Feb. 29, 2008, Mr. DeGrace asked if a conditional approval could be granted in order to meet these requirements.

Members discussed whether a conditional approval should be granted before receiving the document for brush cutting. Don Wilson, applicant, stated that the location of this driveway entrance was approved when the original subdivision was created 25 years ago and that if he was not subdividing now he could have created the driveway there with no questions. He also commented that they could have asked for several more lots on the 40 acres. Michelle Bonsteel and Mike IZard explained that since this is a new subdivision and driveway permit, it has to comply with the current regulations which require a longer site distance.

Christopher Hunt moved, seconded by Dick Maher to grant approval 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 with the following conditions:

1. That a permanent easement for the purpose of a safe site distance of 250 feet east of the proposed driveway on Sandogardy Pond Road be in place in order to permanently allow brush cutting in the right of way.
2. That a Special Use Permit is granted.

Michelle Bonsteel asked if the area to be cleared has been plotted on the plan. Mr. DeGrace stated it will be described in metes and bounds. Motion passed. Glen Brown abstained. Mike IZard commented that “trees” would not have to be cut, it is the shrubbery and brush. It needs to be clarified on the easement that long term maintenance and site distance for line of sight is the purpose of the document.

**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.**

There will be a box culvert on Sandogardy Pond Road which impacts 2,250 sq. ft of wetlands on the Coburn lot. The general flow of water will be westerly with no interruption. The driveway on Peverly Road does not impact wetlands, but does impact the wetland buffer.

Christopher Hunt moved, seconded by Wayne Crowley to grant a Special Use Permit within the Wetlands Buffer zone on 40.677 acres (Tax Map R7 Lot 14) in the R1 and Conservation zones for both driveways. 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).**

Peter Holden, representing that applicant gave the following updates for the project:

- Providing a “bike path” along side of road rather than a sidewalk
- Agree to improve Scribner Road from Cross Mill Road to currently town maintained portion. The plan has been given to the Road Agent and consulting engineer for review.
- Have submitted application to DOT for permit to cross the rail road ROW to connect to the sewer.
- NH Electric Coop is waiting for PB approval. Will provide adequate power up Cross Mill Road. Lines will be buried on the site.
- Water line will include fire hydrants on Scribner Road and on site.
- Have submitted Site Specific permit for drainage.
- Wetlands permit will be needed for Scribner Road. Applicant paying fees, etc. to be submitted by the town.
- Zion Hill intersection has been redesigned to improve visibility.

Peter Holden presented a draft of a letter for Mr. Coyne has requested stating that the project is in process in order for him to obtain financing. After discussion and revision, the Board agreed to have the Chairman sign this letter. Michelle Bonsteel advised Mr. Holden to contact Glenn Smith to

determine who would be reviewing the plans. It was agreed that the review can be initiated before the next meeting.

**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.** The documents and site plan have been satisfactorily reviewed by the Town's attorney to address the limits of the septic system and to state that no garbage disposal systems are to be installed.

Mike Izard commented that this application has challenged the Board and it would be good to review the zoning ordinance for some possible changes for 2009. Doug Read moved, seconded by Wayne Crowley to approve the application for a Condominium conversion of 2 units at 189 Rand Road (Tax Map R17 Lot 41-1) in the R1 zone. Motion passed.

**James Doubleday: Continuation of an application for a 4 lot subdivision of 11.268 acres at 90 Knowles Pond Road (Tax Map R15 Lot 55-1) in the R1 zone.** (Christopher Hunt recused himself) Terry O'Connor, representing the applicant, presented the Board with the State Subdivision approval and driveway permits. The easement descriptions for the driveways is included on the plan. Michelle Bonsteel determined that both driveway profiles need to be revised to allow for a 20 foot level area where the driveway intersects the road. The Declaration of Driveway easement which had been submitted earlier is not specific for the new 4 lot plan and will need revision. Glen Brown moved, seconded by Dick Maher to continue this application until March 12, 2008. Motion passed.

**Other:** Ted Fitzgerald asked about a possible 3 lot subdivision of 45 acres and whether the Board will allow 2 50 foot back lots next to each other. Michelle Bonsteel noted that each lot is different and advised him to hire a surveyor familiar with Northfield's ordinance to determine what will work. Mike Izard commented that he can come in for a conceptual review first to avoid major expense.

Peter Holden asked if the board would accept minimal mapping for a large lot with only one new lot being created at first even though there are plans for further development. He was advised to look at the lot more carefully for steep slopes and wetlands.

Doug Read asked whether the letter to be sent to Mr. Coyne about the Scribner Road project would be sent from the Planning Board without it's specific approval. After discussion, Glen Brown moved, seconded by Dick Maher to have the Chairman sign and send the letter. Mike Izard suggested adding that the Board is enthusiastic about the projects and the improvements involved. Motion passed.

Meeting adjourned at 9:30 PM.

Respectfully submitted,

Eliza Conde, Secretary