

**TOWN OF NORTHFIELD  
PLANNING BOARD  
December 5, 2016  
MINUTES**

**Members present:** Jason Durgin, Doug Read, Mike Murphy, Wayne Crowley, Glen Brown and Laurie Hill.

**Minutes:** Mike Murphy moved, seconded by Wayne Crowley to approve the minutes of November 7, 2016 as read. Motion passed.

**Public Hearing for the review of proposed zoning amendments:** Accessory Dwelling Unit (ADU) - to add article 6.3 *Accessory Dwelling Units (ADU)*. (This would allow this use in R1, R2 and CONS as table #1 in Article 7 delineates, with special exception per RSA 674:71 to 73.)

Public hearing open: There being no questions or comments; public hearing was closed.

**Request to establish Institutional Zoning District:** Jim Clements, CEO & President of Spaulding Youth Center spoke on behalf of Spaulding Youth Center; Jim took a moment to introduce the other Spaulding Youth Center Board members present, as well as other individuals involved in this project. Spaulding Youth Center has submitted a request for consideration to endorse the rezoning of Spaulding's 470 acres from its current conservation zone to create a new limited-use institutional zone for specific purposes. Spaulding is seeking the support of the Planning Board to endorse a warrant article to go in front of the Town meeting in March. Limited use is defined as certain types of businesses such as educational facilities, nursing homes, residential homecare facilities, medical care facilities office, municipal buildings, retirement assisted living, offices, research and development and agricultural use. Limited use would not include manufacturing, big box stores and fast food establishments. Jim discussed the history of Spaulding Youth Center, as well as highlights of its current position and funding. Spaulding is a non-profit that currently runs on funding from the state of NH and well as Local Education Agencies; DCYF funding rates have not increased since 2008. Spaulding continues to do a variety things to continue being financially sustainable as to continue to provide for the children that are desperately in need of their services. Over the last two years Spaulding's Innovative Committee has looked into new sources of revenue that would create an increased likelihood of sustainability without the likelihood of a rate increases from the state of NH. It is understood that the need to create some kind of additional development to positively impact the tax base and reduce pressure on the residents of the town is needed. Spaulding envisions a win-win situation. Commercial development of a portion of their land; development that protects the land, respects river frontage, and respects the forest. Turning a significant portion of their land into commercial development will create taxable revenue for the town and will produce good jobs and services for the residents. Also, consistent with Spaulding's current philosophy, to keep money locally, there's potential of partnership with local infrastructure. It is Spaulding's belief that the organization would be structured in a fashion to ensure any proceeds are exposed to the normal commercial tax rates that exist for other commercial development in the town. Currently the idea is to present a concept to the town to consider this proposal at the Town meeting.

Handouts were given to the board for review, as well as visuals. Discussion ensued regarding the many aspects and timeline of this project. Spaulding will need to come forth with a proposed warrant article and a presentation that delineates each detail, the boundaries of the new zone and the exact buffers to abutters. The possibility of holding a special meeting for this purpose was discussed.

Public Hearing opened: Greg Hill spoke to a past issue the Department of Transportation had with buildup on Shaker road; he stated that at one point the State required the addition of another lane on the bridge, as well as a turning lane. Public hearing was closed.

A motion was made by Glen Brown and seconded by Mike Murphy to have a Workshop Meeting on Monday, December 12, 2016 at 7:00 p.m. Motion Passed.

**Other:**

The proposed ADU Warrant article was read to the Board.

Wayne Crowley made a motion to forward the proposed ADU Warrant for ballot at the Town meeting, it was seconded by Mike Murphy. The motion passed.

Meeting adjourned at 8:15 p.m.

Respectfully submitted,

Lindsey Giunta, Secretary

*Minutes approved 1-9-2017*