

**TOWN OF NORTHFIELD
PLANNING BOARD
WORKSHOP
December 12, 2016**

MINUTES

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

Also present: Greg Hill, Jim Clements, Ken Gorrell, Tom Sahrman, Richard Uchida, Nate Bragdon, Charlie Lajeskie and Stephanie Giovannucci.

Workshop - Spaulding Youth Center Presentation to establish Institutional Zoning

District: Jim Clements, CEO & President of Spaulding Youth Center spoke on behalf of Spaulding Youth Center; Jim presented three maps outlining the new zone and potential new building locations. Tom went over the topographical map. Jim added that the land would remain owned by the Spaulding Youth Center and they would lease the land; this allows Spaulding Youth Center to remain in control over what type of buildings that will be built on the property. The buildings would be taxable as commercial buildings. Richard, representative for Spaulding Youth Center, discussed land leasing details; each lease would start off as a 35-40 year lease with option to extend at the end of lease. Spaulding Youth Center will retain the building and can re-lease it. Laurie questioned why the R2 zone would not work for this purpose; Jim stated that the institutional zone would give Spaulding the control over development. Richard added that the R2 zone currently allows for multi-family, inns, as well as industrial; Spaulding envisions something like a Medical Park. Discussion ensued among the board regarding the traffic flow on Route 140 and how this would impact and increase the traffic. Jim stated that there will be a Route 140 corridor study that will come in to play.

Public Hearing opened: Ken stated his concerns regarding the traffic, lighting, the Shaker/Rt. 140 intersection, and the Shaker/New Road intersection. Nate questioned the need for a new zone for an entire property as opposed to a specific area. Jim and Tom responded to their comments. Chris discussed property taxes, soil value, and the master plan; he questioned why the Planning Board wouldn't just change permitted use on the usage table in the Zoning Ordinance. Mike Murphy stated the Master Plan was reviewed by the Planning Board in 2008 and it was decided at that time that commercial growth was needed. Other discussion regarding the warrant article and zoning areas ensued. Public hearing was closed.

Wayne stated that there is not enough time to get this onto the Warrant for the town meeting in March. Jim stated that a later date would be fine because it would give Spaulding additional time to look into traffic studies and zoning lines.

Initial discussion of proposed rezoning to create zone #5 in the town of Northfield will be listed as an agenda item on the meeting agenda for the January 9, 2017 meeting of the Planning Board.

Meeting adjourned at 8:25 p.m.

Respectfully submitted,

Lindsey Giunta, Secretary

Minutes approved 1-9-2017