

**TOWN OF NORTHFIELD
PLANNING BOARD
April 5, 2010
MINUTES**

Members present: Doug Read, Todd Ryan, Dick Maher, Wayne Crowley, Glen Brown, Fran LaBranche and Alternate Kim Robichaud. Members absent: James Knowlton. Also present: Dave Jeffers, LRPC and Eliza Conde, Secretary.

Minutes: Fran LaBranche requested a change in the last paragraph of the Foster discussion. Fran LaBranche moved, seconded by Dick Maher to approve the minutes of March 1, 2010 as amended. Motion passed.

Public Hearing:

To amend the Planning Board Rules of Procedure to read that the Planning Board meetings will be held on the first Monday of the month. Wayne Crowley explained that this is a housekeeping item to correct the meeting date. Public hearing opened and closed with no comment. Fran LaBranche moved, seconded by Doug Read to amend the Planning Board Rules of Procedure to read that the Planning Board meetings will be held on the first Monday of the month. Motion passed.

To amend Page 50 of the Northfield Subdivision Regulations “Application and approval fees” so that all fees except for recordings are to be paid at the time of application. Wayne Crowley explained that all fees except the recording fee will be the same, but they will be paid at the time of application rather than after approval. Public hearing opened: Dave Krause asked for clarification of the recording fees. Public hearing closed. Fran LaBranche moved, seconded by Glen Brown to accept the fees as published. Motion passed.

Bruce Havey: Continuation of an application for a 4 lot subdivision of 113.863 acres at 606 Bean Hill Road, Tax Map R 17 Lot 37, in the R1 zone. Jim Bolduc, representing the applicant, reviewed the progress to date. The plans now reflect corrected drainage in the hammerhead area and the plan sheet revision block has been updated as suggested by the project review by QCC. The updated plans were submitted to the town on April 1, 2010 and have not yet been reviewed by LRPC or the Planning Board. Relative to QCC’s review of Bean Hill Road itself, Mr. Havey has met with Mike Summerett. Mr. Havey stated that Mr. Summerett is satisfied with the plans and will not require Mr. Havey to make improvements to Bean Hill Road. There has been no written communication relative to this matter to date. In response to Wayne Crowley’s questions relative to improvements to the road, Mr. Bolduc and Mr. Havey both stated that Mike Summerett indicated that there are no problems with the road and there is no need for improvement. Wayne Crowley indicated that the Planning Board has not received that information.

Dave Jeffers noted that he had talked with Jim Bouchard of QCC who recommended that the applicant pay for the improvements and gave an estimate of costs. Fran LaBranche commented that QCC’s report discussed Bean Hill Road as being narrow and rutted and reminded the applicant that the abutters had expressed concern about the condition of the road. In response to the applicant’s

wish that the application be approved at this meeting, Wayne Crowley pointed out that the new plans were submitted on April 1 and have not been reviewed, the board wants to conduct a site walk and the issue of improvements to Bean Hill Road needs to be resolved.

Mr. Havey explained that he will not be building for at least a year and his children may not build for several years, therefore there will not be much impact on Bean Hill Road. He stated that he is willing to work with the town, however. Fran LaBranche pointed out that when the subdivision is approved there will be four lots created that could be sold to another party who could build all at once. Discussion followed relative to how or when improvements to Bean Hill Road would be required. Wayne Crowley suggested that the plan could have a note saying that improvements to Bean Hill Road would be required before a building permit is issued. Mr. Havey noted that he will have to fix Bean Hill Road in the area of his driveway/road entrance anyway.

Fran LaBranche added that the QCC review suggests that there be a homeowner's agreement for maintenance of the road and such an agreement should be reviewed by the town's attorney. Jim Bolduc commented that there is a note on the plan about road maintenance, but members did not think it sufficient to let property owner's know of the responsibility. Doug Read noted that the Zoning Ordinance says the Planning Board should review the Homeowner's Agreement. Doug also added that the town requires a release of liability for the lots at the time of issuing a building permit. Mr. Havey agreed to have a Homeowner's Agreement written up for the Board's review.

Public hearing opened and closed with no comment. It was agreed to conduct a site walk and Glen Brown moved, seconded by Dick Maher to continue this application to Saturday, April 10, 2010 at 8:30 am for a site walk at 606 Bean Hill Road. Motion passed.

Fran LaBranche moved, seconded by Doug Read to waive the requirement for re-notification of abutters for the next regularly scheduled meeting May 3, 2010. Motion passed. Mr. Bolduc and Mr. Havey agreed to the continuation of the application.

Other:

- Dave Krause, representing Melissa Sampson and David Elliott who own a ½ acre lot with two existing homes, asked the Board if they should go to the Board of Adjustment or the Planning Board first for a subdivision of the property. There will be no changes to the property, but neither lot would meet area or setback regulations. It was agreed that they should start with the Board of Adjustment.
- Dave Jeffers reviewed other towns' gravel pit regulations relative to the amount of bond required for reclamation. Northfield currently requires \$2000/acre, an amount that was established in 1990. After discussion Fran LaBranche moved, seconded by Glen Brown to increase the bond amount for reclamation of a gravel pit to \$5500/acre. Motion passed. A public hearing will be held on May 3, 2010.
- Members reviewed a boundary lot agreement between Hanks and Boucher and were not sure whether any action was needed. Dave Jeffers will do some research.

- Wayne Crowley asked that the minutes include Board members who are absent. He also asked that draft minutes be posted on the town website and that the website be reviewed to be sure all current regulations and application forms are posted.
- Fran LaBranche moved, seconded by Doug Read to nominate Wayne Crowley for Chairman of the Planning Board. Motion passed.
- Wayne Crowley moved, seconded by Dick Maher to nominate Fran LaBranche for Vice Chairman of the Planning Board. Motion passed.
- Mike Murphy is interested in being an alternate and was advised to contact the Selectmen.

Meeting adjourned at 8:35 pm.

Respectfully submitted,

Eliza Conde, Secretary

Minutes approved 05-03-2010