

NORTHFIELD PLANNING BOARD
SEPTEMBER 13, 2010
MINUTES

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

Minutes: Glen Brown moved, seconded by Mike Murphy to accept the minutes of August 2, 2010 with correction. Motion passed.

UMRLAC: Bill Dawson, Northfield representative to UMRLAC and Matt Monahan, Central NH Planning Commission presented information relative to a Master Plan which has been developed relative to the protection of the Merrimack River with a river buffer zone. The six towns (Boscawen, Bow, Canterbury, Concord, Franklin and Northfield) each have differing protection levels on the river. The Master Plan has identified areas in each town's zoning that could use improvement in this area. Items for Northfield to consider are:

- Excavation regulations should address setbacks to the river
- Create an open space plan for protection of the river
- Bluffs should be identified
- Disposal of industrial or commercial waste should be handled with the Special Exception process.
- Adoption of a post-construction stormwater management ordinance
- Adoption of an enhanced flood hazard overlay district.

The goal of UMRLAC is consistency of the protection of the river with all six towns. Wayne Crowley asked why it isn't the role of the state to develop the regulations to make the protection consistent. Fran LaBranche questioned the impact on landowner rights and whether all the towns would comply. Dave Jeffers added that these regulations can be useful in protecting the river and reaching the goal of consistency within the towns. He added that this may be a guide for the Conservation Commission to use in making recommendations to the Planning Board. Cathy Thibeault agreed that the Conservation Commission will help with the foot work in determining if Northfield has bluffs and work on the primary concerns of the Planning Board. She added that LRPC can help with wording of any changes of the ordinance that might be recommended.

Excavation Regulations: The current Excavation Regulations were adopted in 1990 and have not been updated. There appears to be an inconsistency with the permitting and reporting within the ordinance. The state has changed its requirements for reporting, the ordinance indicates the permit is good for 3 years and there are no provisions for renewing the permit. It is not clear

whether an applicant would have to go through another application process to renew the permit. Dave Jeffers informed the board that Ossipee has a 6 year permit with an update required every 2 years. Belmont's ordinance has a permit that does not expire, but a report is due every year. Dave asked the Board members what direction they want to take, whether the ordinance should be "tweaked" or "overhauled". After discussion by members it seemed that "tweaking" is in order and there was general agreement that the permit should not expire. Annual reporting would keep both the applicant and the Planning Board on top of the activity taking place at an excavation site. Dave Jeffers was asked to work on the initial application, annual reporting and wording for bonding for the duration of the permit. Members also discussed the issue of increasing the bonding for the 2 permitted excavations, now that the bonding has been increased to \$5,500 per acre.

Site Plan Regulations: The Handicap Parking regulations have been spelled out in detail in the suggestion revisions and it was decided to simply refer to the Federal ADA requirements, thereby keeping the town regulations current. Wayne Crowley questioned the need for the section on "Developments of Regional Impact", but Dave stated that this section complies with the current NH RSA. Dave will further review the Site Plan Regulations for the Board's consideration.

Bio-sludge: Wayne Crowley asked the Board to consider not allowing any bio-sludge by putting it in the table of uses as "not allowed" in any zone. Members discussed the fact that the EPA has regulations but they allow a certain level of chemicals to remain in the sludge which end up in the ground. This issue will be discussed at another meeting.

Meeting adjourned at 9:40 PM.

Respectfully submitted,

Eliza Conde, Secretary

Minutes approved 10-40-10