

**TOWN OF NORTHFIELD
PLANNING BOARD
December 6, 2010
MINUTES**

Members present: Doug Read, Kim Robichaud, Dick Maher, Wayne Crowley, Glen Brown, Fran LaBranche and Mike Murphy. Also present: Dave Jeffers, LRPC.

Minutes: Glen Brown moved, seconded by Dick Maher to approve the November 1, 2010 minutes with a correction. Motion passed. Mike Murphy moved, seconded by Dick Maher to accept the minutes of November 20, 2010 as read. Motion passed.

Amerigas Propane: Continuation of an application for a Site Plan Review to allow a Propane cylinder refurbishing facility and the installation of a 10'x40' office trailer on 2.9 acres at 100 Forrest Road (Tax Map U5 Lot 6) in the C/I zone. Loralie Gerard, representing the applicant, updated the Board on progress to date. An engineer is working on a storm water management plan, drainage issues with the two driveways and the turning radius issues for the tractor trailers at the intersection of Forrest Road and Old Forrest Road. Because this work is not yet complete, no new plans were submitted at this time. Ms. Gerard asked if a conditional approval could be granted at this time, but since the application is not yet complete without a storm water management plan and a Special Use Permit is required, the Planning Board is not ready to grant conditional approval. Ms. Gerard then asked to have the application continued until February in order to get the plans completed. The abutters will need to be re-notified for that meeting. Dick Maher moved, seconded by Mike Murphy to continue this application to the February 7, 2011 meeting. Motion passed.

David & Barbara Foster: Application for an amendment to subdivision plan of Barbara Sen to convert 1 previously designated non-buildable lot to a buildable lot (Tax Map U8 Lot 71-1, 71-2, 71-3 and 71-4) on Gale Avenue, Hill and Summer Streets in the R1 zone. Atty. Regina Nadeau, representing the applicant, introduced Tim Bernier, Surveyor who now owns Paul M. Darbyshire Associates who created the original plan approved in 1986. Mr. Bernier stated there are letters from both the T-N Aquaduct and Northfield Sewer Commission stating that water and sewer are available on this lot. There are no wetlands on the site and the topography has been added to the plan. The applicant is proposing an amendment to the 1986 plan to allow lot 71-1 to be buildable. Wayne Crowley summed up the application as being a lot that has water and sewer, has no wetlands, has an adequate building envelope and though is non-conforming to the current lot size, has a variance for frontage and lot size.

Public hearing opened and closed with no comment.

Wayne Crowley commented that the lot is similar in size to other lots in the area and it met the lot size requirements when subdivided. Dick Maher clarified that the purpose of this application is to remove the "not a buildable lot" on the original plan. Dave Jeffers added that the lot meets the requirements of the buildable area and envelope.

Glen Brown moved, seconded by Dick Maher to approve the request for a waiver of the Design Review requirement for a major subdivision. Motion passed.

Dick Maher moved, seconded by Mike Murphy to accept the application as presented as complete. Motion passed.

Dick Maher moved, seconded by Glen Brown to approve the application as presented with the condition that a driveway permit is obtained from the Highway Superintendent prior to the recording of the mylar. Motion passed.

Spaulding Youth Center: Application for a Design Review for a 20,000 sq. ft High Performance Educational Facility at 130 Shedd Road (Tax Map R10 Lot 3 and R14 Lot 1) in the Conservation zone. Susan Calegari, President and CEO of Spaulding Youth Center introduced Ingrid Nichols, Architect, Erin Reardon, Nobis Engineering and Jeff Downing, Construction Manager. Ingrid Nichols presented an updated plan which shows a change in the building plan to accommodate wetlands discovered in the field. There will be satellite smaller parking lots rather than the current large one which will allow better drainage and avoid large detention ponds. They will need a Special Use Permit for some temporary grading within the 50 foot wetland buffer during construction. The area will be restored to the same grades and vegetation, while avoiding the wetlands. The existing parking lot can be used during construction of the new lots, avoiding parking issues during construction. An Alteration of Terrain permit will be required for the entire project, therefore the complete plans for landscaping, lighting, drainage, etc. will be ready for the next meeting rather than going through in stages as previously suggested.

Wayne Crowley asked about the increased traffic as a result of the larger school building. The plan is for a gradual growth of number of students by 5 or 6 a year, adding 10 staff and 36 students over the next 5 years. The eventual increased traffic would be 10 staff cars and 10 student vans. The staff is encouraged to use Spaulding Drive rather than Shedd Road and busses and delivery trucks also use Spaulding Drive. The new parking areas will remove traffic from the actual campus, making it safer for students. The whole project is following the LEED checklist for buildings for energy savings. They are looking at biomass pellets for heating, solar panels for hot water heating and lighting with low impact on dark skies. The parking lots will have to be paved rather than a pervious surface due to the high water level and drainage. They will be asking for a waiver from the curbing requirements to allow eased drainage around the lots. If curbs are required, drains will be necessary. The large parking lot will be broken up with islands and vegetation. The Fire and Highway Departments will be consulted for driveway entrances and access by fire trucks.

Public hearing: Kevin Waldron expressed concern about the traffic impact on Bay Hill and Shedd Roads as well as the impact on town services for fire and police coverage. Susan Calegari replied that she has asked both departments to prepare a report on current services provided. Dave Jeffers added that the Highway Superintendent is concerned with impact on Shedd Road and may want a traffic study. Wayne Crowley agreed that Spaulding needs to present a traffic scenario with the application.

It was agreed to schedule a site walk soon in order to avoid winter snows. Glen Brown moved, seconded by Mike Murphy to continue the application to a site walk on December 18, 2010 at 8 am at Spaulding Youth Center. Motion passed.

Other:

- The rules for Alternates have changed and Northfield's Rules of Procedures may need to be changed also.

- Wayne Crowley questioned the appropriate time to notify abutters. Some towns simply review an application and determine whether it is complete. If it is complete, then abutters are notified for the next meeting when the application will be considered.
- Wayne asked if the planner's reports automatically go to the applicant. General consensus was that the report should go to the applicant with the caveat that the Planning Board has not yet reviewed the application. Dave Jeffers commented that sometimes the applicant will come to the meeting with a revised plan based upon the report and he will not have had a chance to review the revisions.
- Dick Maher expressed concern that it has become difficult to get a project through the Planning Board because of interpretation of the regulations as per LRPC.
- Doug Read suggested the list of abutters should be announced at the meeting so that the public knows who has been notified.
- Wayne Crowley informed members that new laws prohibit involuntary merger of lots and voluntary mergers must be approved by the PB. Also, sprinklers will be required in any detached one or two family home beginning July 1, 2011.
- Third party fees should be charged to the applicant.
- New laws prevent holding up approval of a plan while waiting for approvals from other agencies.
- Waivers – it is not clear whether they should be considered before or after an application has been accepted as complete. General consensus was that if the waiver is for something that impacts the completeness of the application it should be considered first. Other waivers can be done after acceptance of the application.

Meeting adjourned at 9:10 pm.

Respectfully submitted,

Eliza Conde, Secretary

Minutes approved 01-10-11