

**TOWN OF NORTHFIELD
ZONING BOARD OF ADJUSTMENT
January 5, 2011**

SITE WALK - MINUTES

The Northfield Zoning Board of Adjustment will conduct a site walk at Highland Mountain Bike Park, Inc. at 75 Ski Hill Drive to consider an application for a Special Exception to allow campsites and bunkhouses with a 24 hour comfort station on 186 acres (Tax Map R17 Lot 21-2) in the Conservation zone.

Members present: Dave Liberatore, Phil Cain, Kent Finemore, Polly Fife and Keith Murray. Also present: Peer Kraft-Lund, LRPC, Dick Maher, PB, Doug Read, PB, Kevin Fife, CC, Steve Adams, NPD and Mark Hayes, applicant.

Mark Hayes led the group to the locations for the proposed bunk houses, the comfort station, the wooded campsites and the 5 small cabins. Members noted the location of the boundaries, parking areas, the distance from any abutting residences and the brook.

Items of concern:

- Peer Kraft-Lund is concerned that the abutters were notified for one bunkhouse and campsites rather than the total proposed 3 bunkhouses. He had reviewed the application as one bunkhouse and 5 campsites as in Phase 1. Phase 2 has two more bunkhouses and 40 additional campsites plus the 5 small cabins. He questioned whether it should be approved as Phase 1 only, see how it works and then Phase 2 could be added at a later date. He added that the Planning Board will be looking at the site for location relative to wetlands, boundaries, etc.
- Kent Finemore wants to know if there can be wording in an approval that would limit the use of the campsites and bunkhouses to be a part of the existing biking facility only rather than becoming a campground for seasonal campers.
- Keith Murray commented that the ZBA is only considering the special exception, but would like to see it tied into the existing biking facility.
- Dave Liberatore suggested that he would rather consider Phase 1 at this time and then consider Phase 2 after observing the completion of Phase 1. He also noted that the Planning Board will require a site survey with the specific location of the bunkhouses and campsites.

It was agreed that Kent Finemore will contact town counsel relative to crafting language that ties the intended use to the biking facility and whether a Special Exception can be approved for Phase 1 only with the understanding that Phase 2 will be considered at a later date.

Meeting adjourned at 4:25 pm.

Respectfully submitted,
Eliza Conde, Secretary

Minutes approved January 24, 2011