

**TOWN OF NORTHFIELD
PLANNING BOARD
July 12, 2010
MINUTES**

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

Minutes: Dick Maher moved, seconded by Mike Murphy to accept the minutes of June 7, 2010 as read. Motion passed.

Dick Maher moved, seconded by Mike Murphy to accept the minutes of July 10, 2010 (site walk) as read. Motion passed.

William Ware & Elissa Crosby: Continuation of an application for a 3 lot subdivision of 84.76 acres at 520 Bean Hill Road (Tax Map R17 Lot 25) in the R1 zone. As there were no issues discovered at the site walk, Wayne Crowley asked the Board to consider the request for 4 waivers for this application.

1. Mike Murphy moved, seconded by Dick Maher to grant a waiver from the topographic mapping requirement on lot 3 except for the area of the proposed driveway and house lot. Motion passed.
2. Dick Maher moved, seconded by Kim Robichaud to grant a waiver from the soils type mapping requirement for lot 3 except for the area of the proposed driveway and house lot. Motion passed.
3. Mike Murphy moved, seconded by Todd Ryan to grant a waiver for the wetlands delineation requirement for lot 3 except for the area of the proposed driveway and house lot. Motion passed.
4. Dick Maher moved, seconded by Mike Murphy to grant a waiver from the 4-1 ratio requirement for lot sizing on lot 3. Dick Maher commented that this is a pre-existing lot that did not meet the 4-1 ratio and there is plenty of road frontage should a road ever be built on lot 3. Motion passed.

John March, representing the applicant informed the Board that as requested, addresses have been added for the abutters and the soil boundaries will be added to the plan. A soils scientist has been retained but the mapping has not been completed.

Dick Maher moved, seconded by Doug Read to accept the application as complete. Motion passed. Public hearing was opened and closed with no comment.

Mr. March stated that the corners have been set and state subdivision approval has been received. All that is needed is the addition of the soil boundaries. Wayne Crowley replied that the application is not really complete without the soil boundaries and he did not feel the Board should take action on the application without the addition of the soil boundaries on the plan. Mr. March replied that he would have the soil information completed and would submit the plan next week for review. Dave

Jeffers assured Elissa Crosby that if the plan is submitted in a timely manner he will review it and inform Mr. March if any further changes or additions will be required.

Mike Murphy moved, seconded by Kim Robichaud to continue this application to August 2, 2010. Motion passed.

David R. Elliott, Jr.: Application for a 2 lot minor subdivision of .505 acres at 27 Vine Street and 9 Oak Street (Tax Map U7 Lot 36) in the R2 zone. Dave Krause, representing the applicant, reviewed the application stating that there are currently 2 residences and 2 out buildings on one parcel of land. The applicant has received 3 variances for setback and lot size from the Board of Adjustment. There will be no additional buildings on either lot and this will clean up the issue of having 2 residences on one lot. Both homes have water and sewer and both have driveway access.

Dave Jeffers noted that this lot is within the groundwater overlay area and the larger lot exceeds the 2,500 sq. ft. of impervious surface limit. He stated that the ordinance required a Special Use Permit to be granted by the Planning Board as this is creating a new lot. Dave Krause replied that there is currently one existing lot that exceeds the impervious surface limit and after the subdivision there will still be only one lot exceeding the impervious surface limit. Members discussed whether it is appropriate to require a Special Use Permit in this instance as there will be no change to the existing situation. Dave Krause volunteered to add a note on the plan regarding the Groundwater Overlay and that there is no change to the impervious surface proposed.

Dave Jeffers noted that the addresses of the abutters should be included and that it should refer to tax map U7 rather than just map 7. Wayne Crowley asked about the driveway and whether the north lot will have sufficient space for parking. Mr. Elliott replied that there will be no change to the way the driveway is currently used and that the north lot has plenty of flat space for parking. The driveways are not shared but they are joined and look like one.

Doug Read moved, seconded by Dick Maher to grant a waiver for site specific soil mapping for this application. Motion passed. Dick Maher moved, seconded by Mike Murphy to accept the application as complete. Motion passed.

Public hearing: Jamie Knowlton inquired whether any water or sewer easements would be required. No, as each building has its own connection. Public hearing closed.

Dick Maher moved, seconded by Kim Robichaud to approve the application for a 2 lot minor subdivision of .505 acres at 27 Vine Street and 9 Oak Street (Tax Map U7 Lot 36) in the R2 zone with the following conditions:

1. That the addresses of abutters be included on the plan,
2. That the Tax Map # be corrected to "U7" and
3. That language be included on the plan indicating that the lot is within the Groundwater Overlay and no additional impervious surface is proposed.

Motion passed.

Other:

- PSNH is considering new transmission lines from Quebec to Deerfield along the existing line.

- A map indicating the extent of the Sandogardy Pond watershed was reviewed. The PB may want to address appropriate zoning for this area to protect the pond.
- FAL will be submitting an excavation report in September.
- Dave Jeffers is working on language for updating the excavation ordinance.

Meeting adjourned at 8:15 pm.

Respectfully submitted,

Eliza Conde, Secretary

Minutes approved 08-02-2010