

**TOWN OF NORTHFIELD
PLANNING BOARD
October 4, 2010
MINUTES**

Members present: Wayne Crowley, Fran LaBranche, Dick Maher, Todd Ryan, Kim Robichaud and Mike Murphy. Also present: Dave Jeffers, LRPC and Eliza Conde, Secretary.

Minutes: Fran LaBranche moved, seconded by Dick Maher to accept the minutes of September 13, 2010 as read. Motion passed.

David & Barbara Foster: Application for a 1 lot subdivision of a .60 acre lot on Gale Avenue (Tax Map U8 Lot 71-1) in the R1 zone. Attorney Nadeau, representing the applicant, reviewed the history of this lot which has the notation “not a buildable lot” on the recorded plan of a subdivision approved by the Planning Board in 1986. The purpose of this application is to request the removal of the notation to allow the lot to become buildable. The lot met the lot size requirements in 1986 and has been granted 2 variances from the current requirements for size and frontage. The applicant has requested waivers for topographic and wetlands mapping as the lot has town water and sewer available.

Wayne Crowley reminded Attorney Nadeau that he had previously explained that it would be necessary to propose an amendment to the original subdivision as it is changing what was proposed and approved in 1986 and that all abutters of the original subdivision were to be notified. The application as submitted does not address these issues. He advised her to use the subdivision application, submit mapping of the original subdivision and request an amendment to that original subdivision. He cautioned that doing so would constitute a 4 lot major subdivision and the application will need to comply with the current regulations. Mr. Crowley added that all the abutters at the time of the original subdivision understood that the lot in question was unbuildable, therefore they need to be notified of any amendment to that plan.

Fran LaBranche moved, seconded by Dick Maher to consider the application as incomplete as it should be a modification to the original plan, be considered a major subdivision and all abutters of the original subdivision are to be notified. Motion passed.

Amerigas Propane: 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. Scott Beauvair, representing AmeriGas explained that the proposed 10x40 foot office trailer is needed to allow space for the 40 employees. He stated that he is trying to clean up the work space for the employees as well as for the abutters. A parking area has been constructed for employee parking and he has plans to put in shrubs to reduce the noise level for the abutters.

Wayne Crowley informed Mr. Beauvair that the application was not complete as there has been no plan submitted showing what is currently on the site and what is being proposed. He opened up discussion to the public although the application has not been considered complete. Paul Loan,

abutter, expressed concern about snow removal as it has been dumped at the end of Forrest Road and creates a muddy area. Will Perez, abutter, is concerned about the current condition of the property and possible expansion of activity. He gets garbage blown onto his lawn from employees lunches. Mr. Beauvair replied that the volume of activity is not increasing and that he has moved the employees' eating area to the back of the lot.

Dave Jeffers cautioned Mr. Beauvair that this property is within the Groundwater Protection Overlay and he needs to look at the regulations which impact this area including the total impervious surface allowed.

Questions from the Board:

- Wayne Crowley asked if AmeriGas has any permits for the current refurbishing facility. They have a Hazardous Waste permit from the State.
- Is there any containment area for the paint removal? It is put in drums and removed.
- Dick Maher cautioned that the aquifer must be protected for people's well water.
- Todd Ryan asked if the trailer will be movable. It will be anchored and have plumbing for two bathrooms.
- The planned shrubs need to be included in the site plan, but members were ok with them being planted now.

Fran LaBranche moved, seconded by Mike Murphy to continue this application to November 1, 2010. Motion passed.

FAL: Mr. Nutter submitted a letter, maps and photos with an update of activity on his excavation on Tax Map R15 Lots 7-2 and 7-4. Wayne Crowley informed Mr. Nutter that the Board is planning to make some changes to the Excavation Regulations and probably will require a short update similar to tonight's report annually.

Bio-sludge regulations: Carl Bartlett, George Corliss and Mary McDonald were in attendance to discuss these regulations with the Board. Mr. Bartlett gave a lengthy explanation of the process of creating the biosolids, the safety of the product and its value to farm land as fertilizer. The level of contaminants is very low and is safe for growing food after required waiting periods. The material is inspected by both the state and federal agents. Upon questioning, Ms. McDonald commented that the Federal inspection schedule is insufficient, however the state tests the material more frequently. Members expressed concern about contaminants and water quality, but agreed that they should learn more about the product in order to make an educated decision on whether to change the town's current regulations. Ms. McDonald suggested that the Board meet with Patricia Hannon at DES and/or visit the Franklin sewer plant for more information.

Excavation Ordinance revisions: Dave Jeffers is making progress on proposed changes.

Site Plan Regulations revisions: No action taken

Other:

1. Fran LaBranche moved, seconded by Mike Murphy to approve a voluntary merger for Kurt Marvin (Tax map R8 Lots 27 & 28) Motion passed.

2. Wayne Crowley read a letter from the Conservation Commission relative to the AmeriGas application with concerns about containment for the refurbishing facility. He has asked Brad Ober of the Fire Department to inspect the facility.
3. Wayne Crowley read a letter from Don Wilson, Wapiti Dev. With an update on the progress on the site plan as approved for 50 Park Street.
4. Spaulding Youth Center is proposing construction of a new school building. Wayne will be meeting with them at a later date. A full site plan review will be required.

Meeting adjourned at 9:30 PM.

Respectfully submitted,

Eliza Conde, Secretary

Minutes approved 11-01-2010