

**TOWN OF NORTHFIELD
PLANNING BOARD
Monday - April 4, 2011
MINUTES**

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

Minutes: Dick Maher moved, seconded by Doug Read to accept the minutes of March 7, 2011 as read. Motion passed.

Mark Hayes: Continuation of an application for a Minor Site Plan Review to add Bike Park campsites and a Bunkhouse for Highland Mountain Bike Park at 75 Ski Hill Drive (Tax Map R17, Lot 21-2) in the Conservation Zone. Mark Hayes presented new plans showing a list of abutters, distances from the boundary lines, wetlands delineation and the septic system. Dave Jeffers confirmed that the plan indicates the bunkhouse will be located 55 feet from the edge of the wetlands. The Fire Department has submitted requirements for fire suppression and Mr. Hayes has included a noise control plan. Waivers for distance from boundary and list of abutters are no longer needed and were therefore withdrawn by Mr. Hayes. Deb Hines has submitted plans for the septic system to DES and expects approval soon. The usage of the existing septic system has been metered and calculations indicate that the system should be more than adequate for the additional bunkhouse space. The septic system was over built at the time of construction and as it is a chambered system can be added to as needed.

Glen Brown moved, seconded by Dick Maher to accept the application as complete. Motion passed. Dave Jeffers commented that the Board needs to be satisfied with the adequacy of the septic system and that approval can be conditional upon receiving DES approval. He also indicated that there should be some erosion control during construction of the bunkhouse. Mr. Hayes agreed that he would be using hay bales on the slope, but that not much dirt will be disturbed as he is only planning a crawl space with a frost wall and concrete slab.

Public hearing opened and closed with no comment. Doug Read moved, seconded by Glen Brown to approve the application for a Minor Site Plan Review for a 20 bed Bunkhouse for Highland Mountain Bike Park at 75 Ski Hill Drive (Tax Map R17, Lot 21-2) in the Conservation Zone conditional upon septic approval from DES. Motion passed.

William & Andrea Charron: Application for a lot line adjustment between 98 Park Street and 7 Holmes Ave (Tax Map U8 Lots 24 & 25) in the R2 zone. Dick Maher stepped down from the Board and Mike Murphy was appointed to be a voting member for this application.

Andrea Charron reviewed the history of 98 Park Street. The Charrons are renovating the home as a single family residence with the option of an office. The application for the lot line adjustment is to protect themselves at their residence at 7 Holmes Ave and would make the two lots more equal in size. Jim Bolduc, representing the Charrons, reviewed the technical aspects of the application relative to Northfield's regulations. The current Lot 25 is about 1/3 acre and Lot 24 is about 1 acre.

The lot line adjustment would make each lot a little more than ½ acre, the required minimum lot size in zone R2. Lot 25 currently has 94' frontage and would be increased to 151'. The proposal will give Lot 25 11,884 square feet buildable area but will reduce Lot 24's buildable area to 9,555 sq. ft. The existing building at 98 Park St. (Lot 24) is located within the required setbacks, therefore Mr. Bolduc suggested allowing the buildable area to include where the building exists which would increase it to 11,000 sq ft. As the lots are within the Groundwater Protection Zone, Lot 24 will require a waiver from the 15% impervious area requirement to allow a higher percentage. As there are no changes to either lot proposed, there will be no increase in impervious surface, but recalculations will make Lot 24 have about 21% impervious surface. Mr. Bolduc commented that the application basically swaps one non-conforming lot for another by increasing the size and frontage of Lot 25 while increasing the percentage of impervious surface on Lot 24. Wayne Crowley pointed out that Lot 25 would then have the ability to add impervious surfaces in the future without violating any regulations and therefore there is the potential for increased impervious surfaces within the Groundwater Protection zone.

Five waivers were submitted as follows:

1. Waiver from the requirement to provide street design and drainage data,
2. Waiver from the required topographic survey and contours on the plan,
3. Waiver from the required soils and wetlands survey
4. Waiver from the requirement to provide a Special Use Permit, and
5. Waiver from the methodology for the calculation of the proposed building envelope on Lot 24 to allow the area surrounding the existing structures to be included.

Dave Jeffers indicated that the aerial and National Wetlands maps indicate that the wetlands on Lot 24 may be more extensive than shown on the submitted plan. The calculation for impervious surfaces has been completed by subtracting the wetlands and the 50 foot buffer. As the location of the wetlands impacts the calculations, members discussed whether a wetlands delineation should be required. Jim Bolduc commented that no matter where the wetlands are, the lots already exist and there would not be any changes. He suggested that the regulations are intended for new subdivisions and in this situation with existing buildings there would be no increase in impervious surfaces. Wayne Crowley disagreed, saying that Lot 25 could add a garage and/or driveway which would increase the total impervious surface of both lots more than it currently is. Dick Maher stated that he was of the opinion that the plan accurately shows the wetlands on the property. Fran LaBranche asked if allowing the buildable area on Lot 24 to include the building would be a problem if the building were ever torn down. A new building would be able to use the same footprint. Fran commented that although he prefers to adhere to the town's regulations, in this situation this is only a lot line adjustment and not a typical subdivision and the regulations can be relaxed.

Doug Read moved, seconded by Mike Murphy to approve the waiver from the requirement to provide street design and drainage data on the plan. Motion passed. Fran LaBranche moved, seconded by Mike Murphy to approve the waiver from the requirement for a topographic survey and contours on the plan. Motion passed. Glen Brown moved, seconded by Mike Murphy to approve the waiver from the required soils and wetlands survey. Discussion followed whether wetlands information is necessary to make a decision as both lots are not really conforming to the regulations. Wayne Crowley suggested a site walk and Glen and Mike withdrew the motion. Fran LaBranche moved, seconded by Todd Ryan to continue the application to a site walk scheduled for April 9, 2011 at 8 am. Motion passed.

Other:

- The Town's Master Plan needs to be updated by 2013. Members agreed to work on the plan with the first work session scheduled for May 9, 2011 at 7 pm.
- Spaulding Youth Center's site plan has been signed. Dick Maher has heard that changes to the plan have been necessary and Wayne will contact Susan Calegari for further information.
- Wayne Crowley encouraged members to attend the Planning and Zoning annual conference
- Glen Brown moved, seconded by Mike Murphy to nominate Wayne Crowley as Chairman of the Planning Board. Motion passed.
- Wayne Crowley moved, seconded by Glen Brown to nominate Fran LaBranche as Vice Chairman of the Planning Board. Motion passed.

Meeting adjourned at 9:10 PM.

Respectfully submitted,

Eliza Conde, Secretary

Minutes approved 05-02-11