

**TOWN OF NORTHFIELD
PLANNING BOARD
January 4, 2010**

MINUTES

Members present: Doug Read, Wayne Crowley, Michelle Bonsteel, Deb Shepard, Glen Brown and Fran LaBranche. Also present: Dave Jeffers, LRPC and Eliza Conde, Secretary.

Minutes: Fran LaBranche moved, seconded by Doug Read to accept the minutes December 7, 2009 as read. Motion passed.

Public Hearing: Revisions to Article 9.1 of the Northfield Zoning Ordinance relative to conditions for granting a variance. Michelle Bonsteel opened the public hearing explaining that the purpose of the proposed warrant article is to bring the Zoning Ordinance in compliance with RSA 674:33. There being no comment, Glen Brown moved, seconded by Fran LaBranche to place the revisions to Article 9.1 of the Northfield Zoning Ordinance relative to conditions for granting a variance on the 2010 Town Meeting Warrant. Motion passed.

Rebekah S. Demers: Continuation of an application for a Minor Site Plan Review for a Day Care facility for 3-12 pre-school aged children at 24 Tallwood Drive (Tax Map R6 Lot 31-4) in the R1 zone. Monica Gordon, representing the applicant, presented an updated map including the scale bar of 2-1, the property owners across the street, the deed reference number and a signature box. She also submitted a signed authorization for her to act as the agent for the applicant. Members reviewed the new information and focused on their concern for emergency vehicle access on the long dirt driveway. Ms. Gordon stated that the Fire Department would be required to make an inspection of the property in order to obtain the State Childcare license. Michelle Bonsteel explained that the Planning Board is concerned with the driveway and safety issues, while the state licensing will be concerned with the actual facility itself. The Planning Board needs to be sure the access is adequate for fire and emergency vehicle purposes as this is a more intense use than a single family home. After further discussion relative to the access issue, Wayne Crowley moved, seconded by Glen Brown to accept the application as complete. Motion passed.

Public hearing opened and closed with no comment. Fran LaBranche moved, seconded by Wayne Crowley to continue this application to February 1, 2010. Motion passed. The applicant was advised to contact the T-N Fire Department for an inspection and report on the access to the property.

Amanda L. Ranni: Continuation of an application for a Minor Site Plan Review for a Child Care facility at 186 Hodgdon Road (R5 Lot 27A) in the Conservation zone. Ms. Ranni plans to have eight children including 4 of her own at her facility. As her application was incomplete, she was advised to prepare a detailed map of the property showing the buildings, driveway, abutters, scale, the deed reference number and a signature box. She was also advised to have the Fire Department inspect and report on the access to the property. Wayne Crowley moved, seconded by Fran LaBranche to continue the application to February 1, 2010. Motion passed.

Mark Hayes: Conceptual discussion of an approved site plan for Highland Mountain Bike Park. Mark Hayes presented photos of a proposed 60'x140' fabric structure to be used for an indoor

training facility for summer bike camps. He was granted a major site plan in 2005 and he would like this structure to be considered an accessory to the approved site plan as it is part of the total plan. Deb Shepard stated that the Selectmen considered it to be part of the site plan, but wanted the Planning Board to make that determination as there may be some impact on drainage. Members then discussed the need for water management and the probable need for a perimeter drain with a dry well. After lengthy discussion relative to drainage issues, it was decided that Mr. Hayes should submit a formal application to amend the original site plan to include the location of the proposed structure, water management and abutter notification. He should include the checklist for a major site plan which should already be complete with the original plan.

Kim Robichaud: Kim asked the Board for advice on her planned lot line adjustment. One lot will have a total of at least 150 feet frontage, but 26 feet of it is separated from the main lot. As the Ordinance does not state the frontage has to be contiguous this will be acceptable. She was also advised that all abutters of both lots will need to be notified.

Havey: Michelle Bonsteel acknowledged receipt of a letter and plans from Jim Bolduc relative to last month's design review.

Meeting adjourned at 8:40 pm.

Respectfully submitted,

Eliza Conde, Secretary