

NORTHFIELD CONSERVATION COMMISSION
DECEMBER 22, 2010
MINUTES

Members present: Rich Bellerose, Dave Krause, Kevin Fife, Patty Howe, Diane Moreau and Cathy Thibeault.

Minutes: Dave Krause moved, seconded by Kevin Fife to approve the minutes of November 17, 2010. Motion passed.

Spaulding Youth Center: Naomi Proulx, representing the applicant, reviewed the plans for a 20,000 sq. ft. classroom building to be located in the area of the current parking lot at Spaulding. A Special Use Permit is required to allow temporary disturbance of soil within the 50 foot wetlands buffer during construction of the building and installation of a culvert. The area will be restored, graded and planted when construction is complete. The building area will impact 4,240 sq. ft and the culvert area will impact 785 sq. ft. Rich Bellerose commented that the area in question near the building is a field that has been hayed for many years. The 12” culvert is to replace an old culvert, placing it deeper to be more effective.

The plan calls for 4 smaller parking lots rather than one large one with the idea that each parking area can rely on water sheeting off into grassed swales rather than requiring a large drainage system with retention ponds, etc. A waiver from the required curbing will be requested in order to allow the sheeting to occur. The parking spaces will be increased from the current 112 to 169. The total acreage involved with the building and parking areas is about 5.7 acres.

After further discussion, Rich Bellerose moved, seconded by Kevin Fife to recommend the approval of the Special Use Permit for the temporary disturbance of 5,025 sq. ft within the 50 foot wetlands buffer for Spaulding Youth Center. Best Management Practices are to be used during construction. Motion passed.

PB & ZBA applications: Members reviewed an application submitted by Highland Mountain Bike Park to the ZBA to allow a bunk house and 5 campsites on site. Their questions were:

- What type of campsites? Will vehicles be allowed at the campsite? Are they tents only or will RVs be included?
- Tents on platforms or on the ground?
- Will fire permits be required?
- The location of the campsites is not clear in the application.

- The comfort station appears to be located at a distance from the campsites, questioning whether the campers would use it.
- What is the water service for campsites?

Correspondence:

- DES: John Morich – incomplete forestry notification
- DES – Glines Brothers – forestry notification
- LRCT – The Legacy

Meeting adjourned at 8:05 pm.

Respectfully submitted,

Eliza Conde, Secretary

Minutes approved 01-19-2011