

TOWN OF NORTHFIELD
PLANNING BOARD
January 5, 2015
MINUTES

Members present: Doug Read, Kim Robichaud, Mike Murphy, Wayne Crowley, Jason Durgin and Glen Brown.

Minutes: Glen Brown moved, seconded by Wayne Crowley to accept the minutes of December 1, 2014 as read. Motion passed.

Other business:

Dona St. Cyr, (Tax Map R8 Lot 62): This parcel is 2.7 acres total but the deed specifies 3 parcels. Dona St. Cyr asked if it is possible separate parcel 3 from the other two. It has been taxed as one parcel, but there is no evidence showing why it was merged. The parcels were separate at one point and merged either by owner or town. Dona wants to see what the possibilities are with the lot as currently the house is on one lot with the workshop/shed on another lot. She is considering separating the outbuildings from the house. Wayne Crowley explained that the zoning has changed the required lot size for this area since the buildings were built. He added that the Board will need to look at why the lots are merged as it has been taxed as one parcel. The Board will take a look at it, do some research to see why it is taxed as one lot and how long it has been taxed as one. All three parcels have frontage on the private road. The owner's intent would be to sell the house and keep the outbuildings and eventually live on the small parcel, perhaps only in the summer. Further research is needed to determine whether the town merged the lots together for tax purposes or whether the owner merged the lots. The lots were originally subdivided before zoning. This lot is not large enough to subdivide, so the Board needs to determine whether these lots are grandfathered.

Chris Hunt: Chris Hunt informed the Board that he has been trying to determine how Spaulding Road became a private road and hopes to submit a petition for town meeting relative to the road. The Site Plan submitted to the Planning Board for the new school building didn't consider the students crossing the road. Chris Hunt also stated that the Site Plan didn't include trees around the parking lots as should have been required. He is now trying to determine how a public road became a private road. He stated that the road is shown on the 1893 map and therefore is a prescriptive road and was always maintained by the town. It was rebuilt by Spaulding because the town did not want to spend dollars to rebuild it. His understanding is that it was always maintained by the town and therefore it should be considered a town road. It is an access that the public uses, particularly to view deer and sunsets. Chris Hunt added that the road should either be discontinued at town meeting or the town should maintain it. Jason Durgin commented that

the town can't discontinue the road if it doesn't belong to the town to begin with. Chris responded that the town could vote to take over the maintenance of the road as it is a benefit to the town to have it public.

Wayne explained that Spaulding is having an issue with school buses and students with cars traveling on Shedd Road. This issue was discussed by the PB at the time of the Site Plan. The students have to cross Shedd road at the intersection of Shedd and Spaulding Roads. Spaulding wants to discontinue Shedd Road at the intersection and have a connection around the school building.

Rules of Procedure: Board members reviewed the current Planning Board Rules of Procedure and recommended the following changes:

- 5.4 - clarify that it is referring to revisiting a vote that occurred in the current meeting only.
- 10.6 - change to "if an application is to be considered for more than 120 days" rather than "3 public hearings". The current wording would require re-notifying abutters after three meetings, but those meetings could occur within a short time.

Other:

Wayne Crowley suggested that the Board needs to look at the current zoning on Park Street. It is currently C/I on the west side and should be commercial or something instead. Park Street has mostly residential development and the current zoning would allow an industrial building which is not appropriate. Wayne urged the Board to look at possible zoning changes to propose to the voters.

Meeting adjourned at 8:30 pm.

Respectfully submitted,
Eliza Conde, Secretary

Minutes approved 02-02-2015