

**TOWN OF NORTHFIELD
PLANNING BOARD
February 2, 2015
MINUTES**

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

Minutes: Wayne Crowley moved, seconded by Glen Brown, to approve the minutes of January 5, 2015 as read. Motion passed.

R8 Lot 62: Dona St. Cyr inquired about separating this 2.7 acre lot which is deeded as three lots. The zoning in this area has been changed to Conservation which requires 5 acres. Wayne Crowley pointed out that this is a non conforming lot now and splitting it up would make two even more non conforming lots. Dona stated that all the lots on Sandogardy Pond are non conforming. Doug Read clarified that the lot Dona would like to separate is not a separate lot because it was part of a lot line adjustment in 1982 which moved the lot line to its current location. The Planning Board would not have the authority to separate the lots. In order to create two lots a variance would be required from the Board of Adjustment before a subdivision could be approved because of the acreage requirements.

Amend PB Rules of Procedure: Members reviewed changes made to Article 5.4 and 10.6 as per discussion at the January meeting. Wayne Crowley moved, seconded by Kim Robichaud to accept the changes as modified to the Planning Board Rules of Procedure. Motion passed.

Other:

1. DES – 5 year status update for Cormier (R14 Lot 8-5)
2. Wayne Crowley informed the Board that the Northfield Economic Development Committee is pursuing the feasibility of installing a sewer line on Rte 140 to the Belmont line.

Meeting adjourned at 7:40 pm.

Respectfully submitted,

Eliza Conde, Secretary

Minutes approved 03-02-2015