

**TOWN OF NORTHFIELD  
PLANNING BOARD  
October 3, 2016  
MINUTES**

**Members present:** Jason Durgin, Doug Read, Laurie Hill, Mike Murphy and Wayne Crowley.

**Minutes:** Mike Murphy moved, seconded by Wayne Crowley to approve the minutes of September 12, 2016 with changes. Motion passed.

**Odilon A. Cormier Revocable Trust: Continuation of application for a major subdivision to create 5 lots on Route 140 (Tax Map R14 Lot 5-1) in the C/I zone:** Atty. Regina Nadeau, representing the Cormier family trust, explained that when they were here last month there were open questions concerning the construction of the roadway and ownership of the sewer lines. At that time it was also stated that an ‘as built’ had to be done for the roadway and test borings had to be conducted which have not been done yet. After further discussion, It was decided that an ‘as built’ still needs to be done, test borings still need to be conducted and overseen by the Public Works Director, and the top coat must be bonded. Atty. Nadeau asked questions regarding the possibility of another sewer district being established; Wayne Crowley stated that this is pure discussion at this time. Atty. Nadeau asked when the next meeting of the Economic Development Council meeting is and if she could attend on behalf of the Cormier family trust; Wayne Crowley stated that the next meeting will take place on Thursday, October 6<sup>th</sup> and that the meeting is open to the public. Discussion ensued concerning the construction of the sewer lines; it was established that there is no pump house. Each unit has its own pump and the owner is responsible for maintaining the pump, as well as the electrical cost, therefore, the Sewer Commission would only be responsible for the sewer line maintenance from the curb to the ‘T’ without pump maintenance or electrical costs. Also, it was stated by Kip Cormier that if the line was to break there is a shutoff at the street.

It was moved by Wayne Crowley and seconded by Mike Murphy to continue the application to the next meeting per agreement with the applicant. Motion accepted.

A motion was made by Mike Murphy and seconded by Wayne Crowley to the open for public comment. Motion accepted.

Chris Hunt stated that, in regards to the Cormier’s application, he is not sure why it is necessary for the town to take on the road except for the relief of liability it provides for the owner of the property; it could be a private road within a subdivision. The road is currently private, therefore, further development should not be hindered pending town acceptance or approval of the road.

Chris Hunt was very complimentary of Odi Cormier's prior collaboration with the Winnepesaukee River Basin to allow entrance into the force main. He stated that taxpayer's dollars were used to build the main, therefore, it belongs to all the taxpayers. He stated that this concept that the town needs to float a \$700,000 - \$900,000 bond to put in gravity line when a line already exists doesn't seem to be of benefit to the town. Almost all the town's developable land is sewered through that forced main. Lastly, Mr. Hunt stated that he hopes that the town will take into consideration the foresight and the audacity that Odi Cormier had to procure a contract that states this land can utilize the force main; which, not only increases the value of that property, but also increases the town's tax base without the expenditures of bond money.

**Dwight Barton: Continuation of discussion to rescind the July 7, 2008 development permit revocation on Cross Mill Road (Tax Map R04 Lot 2-1) in the R1 Zone:** Applicant was told on advice from town counsel that once a site plan has been revoked it cannot be reinstated.

**Continued discussion on proposed Zoning Ordinance change for Accessory Dwelling Unit:** Discussion ensued with respect to the addition of Accessory Dwelling Unit regulations into the zoning ordinance. It was decided that this be continued to the next meeting and at that time a work session will be conducted and an outline of regulations will be established; the ADU regulations will be presented at the December public hearing.

Meeting adjourned at 8:45 pm.

Respectfully submitted,

Lindsey Giunta, Secretary

*Minutes approved 11-7-2016*