

**TOWN OF NORTHFIELD  
PLANNING BOARD  
February 6, 2012  
Minutes**

Members present: Doug Read, Kim Robichaud, Mike Murphy, Wayne Crowley, Glen Brown and Lisa Swancott. Members absent: Dick Maher and Jason Durgin.

**Minutes** –Mike Murphy moved, seconded by Kim Robichaud to accept the minutes of January 9, 2012 as read. Motion passed.

**Marie & Keith Hardy: Application for a minor site plan for a small bakery at 5 Bean Hill Road (Tax Map U11 Lot 9) in the R1 zone.** The missing abutter was notified for this meeting. The applicant submitted a letter requesting a waiver for the Impact of the Business on traffic, etc. as well as indication that the Fire Department did an inspection and state permits are in the works. As these documents were not available at this meeting their submittal to the Planning Board can become a condition of approval. After a brief discussion, Wayne Crowley moved, seconded by Mike Murphy to approve the application for a minor site plan for a small bakery at 5 Bean Hill Road (Tax Map U11 Lot 9 in the R1 zone with the conditions that there be no employees, no signs on the property, no delivery trucks and no traffic generated by the business. In addition the Notice of Decision will not be issued until the Fire Inspection and the State Health Inspection reports are submitted to the town. Motion passed.

**Other: Bruce Havey** – the mylar for Mr. Havey’s 4 lot subdivision approved May 4, 2010 has been submitted for recording. Wayne Crowley reviewed the plan which was approved with conditions including the recording of a road agreement. The Planning Board has not received a copy of that recorded agreement. There is also the question of the payment of engineering costs. Wayne will speak with Glenn Smith on these issues before signing the mylar.

**Master Plan Update:** LRPC and Glenn Smith are working on updates for the tables within the 2003 Master Plan. The Planning Board’s objective is to look at verbiage and make appropriate changes.

On Page 2 information relative to the methods used to update the plan. Page 3 “priorities”, it should be changed from the paper newsletter to the website and communications with residents via email. It was suggested that small cards with the website and email address information be created to be handed out as people register their vehicles in order to get the word out about the email newsletter.

Page 5 – change to “Union-Sanborn School”.

The Board should review the “Village Area” as referred to in the Master Plan and how it fits with the zoning ordinance.

Page 6 – it is listed as a priority to “revise the zoning ordinance for Commercial/Industry”. The Board should review the zoning ordinance to see how it fits with the Master Plan.

It was agreed that many parts of the Plan can't be updated until the survey has been completed. The Selectmen have not yet reviewed the survey and therefore it has not been entered onto the website. Members discussed methods of distribution for the survey and how to reach renters as well as landowners.

Meeting adjourned at 9:15 pm.

Respectfully submitted,

Eliza Conde, Secretary

*Minutes approved 03-05-2012*