

**TOWN OF NORTHFIELD
PLANNING BOARD
March 5, 2012
Minutes**

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

Wayne Crowley welcomed Ed Greene as the new Alternate board member and Jason Durgin as the new Board member replacing Dick Maher who has resigned after many years on the Board.

Minutes: Mike Murphy moved, seconded by Kim Robichaud to accept the minutes of February 6, 2012 as read. Motion passed.

Other: Marie Hardy submitted the required documents and the Notice of Decision was issued. Bruce Havey was sent a letter indicating that he needs to submit \$600 for the subdivision fee, \$5,040 escrow for engineering fees and the signed Road Agreement before the mylar can be filed at the Registry of Deeds. The Road Agreement was updated according to the changes made at the May, 2010 Planning Board meeting and will be reviewed by the Selectmen before sending it to the Haveys for their signatures.

Members discussed the escrow amount and road improvement costs that were agreed upon by the Haveys and the town for this subdivision. If the road is not constructed for several years, then the dollar amounts agreed upon may not be sufficient to complete the work. The Subdivision Regulations should somehow reflect that inflationary costs will be included for any project that is not completed in a timely manner. Wayne Crowley will ask LRPC for advice on the proper wording to cover this situation. The Board had also talked about including a time limit for filing an approved plan at the Registry of Deeds. Discussion followed relative to impact fees and the method used by the Planning Board for the Havey subdivision.

Master Plan: The survey has been reviewed by the Selectmen and approved with the addition of several more questions. Members discussed the advantages/disadvantages of conducting the survey on line versus mailing them. It was the general opinion that there would not be a good response if the survey is on line. The value of this survey will be to determine if there are any changes in responses since the last survey held in 2002.

Based upon recent responses to a verbal survey of local business people, the Board agreed that if a second meeting is necessary and/or appropriate for an applicant they would be willing to meet again before the next scheduled monthly meeting.

The September 3, 2012 meeting will be held September 10, 2012.

Meeting adjourned at 8:30 pm.

Respectfully submitted,
Eliza Conde, Secretary

Minutes approved April 2, 2012