

**TOWN OF NORTHFIELD
PLANNING BOARD
March 7, 2016
MINUTES**

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

Minutes: Mike Murphy moved, seconded by Laurie Hill, to approve the minutes of February 1, 2016 as read. Motion passed.

Signage: The Board had previously discussed removing the Signage regulations from the Zoning Ordinance and inserting it into the Site Plan Regulations, however, it was determined that this would result in there being no restrictions on signage for non business uses. The Board was looking for a means of having flexibility in the size of signs depending upon location. Currently there is a size limit for signs in all districts. Members discussed whether there is any need for changing the regulations as larger signs can be allowed with a variance. After further discussion, Wayne Crowley offered to talk with LRPC to seek suggestions for wording the regulations that would allow some flexibility in signage requirements. Jason Durgin commented that the Board is trying to make signage easier for applicants rather than having to seek a variance from the ZBA.

Other: Wayne Crowley informed the Board the Phoenix House at 23 Elm Street has approached the Board of Selectmen for an additional driveway on Elm Street to give them access to a handicap doorway. The Selectmen have worked with Phoenix House to expand the Arch St. driveway.

Wayne Crowley asked if anyone knew what can be done with the Union Sanborn School if it were to be no longer used by the School District. Deed research is needed to determine the answer.

Meeting adjourned at 7:30 pm.

Respectfully submitted,

Eliza Conde, Secretary

Minutes approved 04-04-2016