

**TOWN OF NORTHFIELD
PLANNING BOARD
April 7, 2014
MINUTES**

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

Minutes: Mike Murphy moved, seconded by Kim Robichaud to approve the minutes of March 3, 2014 as read. Motion passed with one abstention.

Glen Brown moved, seconded by Mike Murphy to approve the minutes of March 8, 2014 as read. Motion passed with one abstention.

Edmund C. Young: Continuation of an application for a minor Site Plan to construct a detached 5 stall garage on 7.53 acres at 200 Tilton Road (Tax Map R14 Lot 7-1) in the C/I zone. Richard Belair, representing the applicant, presented an updated plan showing the garage oriented parallel to the road and located completely on the existing pavement. Runoff from the roof will enter the existing drainage system. The proposed removal of some pavement that is too close to the wetlands will result in less impervious surface on the lot. A waiver from the requirement for a Storm Water Management and Pollution Prevention Plan was also submitted as there will be no changes or additions to the existing storm water flows.

Mike Murphy moved, seconded by Glen Brown to approve the waiver as requested. Motion passed. Mike Murphy moved, seconded by Jason Durgin to accept the application as complete. Motion passed. Wayne Crowley confirmed with the applicant that the garage is for parking of vehicles only with no repairs on site. There will be no drains in the garage and no bulk fuel storage.

Glen Brown moved, seconded by Mike Murphy to approve the application for a minor Site Plan to construct a detached 5 stall garage on 7.53 acres at 200 Tilton Road (Tax Map R14 Lot 7-1) in the C/I zone with the following conditions:

1. The garage is to be located so that it meets the setbacks for property boundaries and wetlands,
2. No additional pavement on the lot,
3. No drains within the garage
4. No additional vehicles
5. No bulk fuel storage

Motion passed.

Elections: Wayne Crowley moved, seconded by Glen Brown to nominate Jason Durgin as Chair and Mike Murphy as Vice Chair of the Planning Board. Motion passed.

Review of Subdivision: Items for further consideration in Sections 1-3 of the Subdivision Regulations:

- Definition of “abutter” – check recent RSA changes relative to notifying individual condominium owners
- Definition of “driveway” – why is it limited to two lots
- Definition of “dwelling” – how do extended families fit in this definition
- Definition of “Municipal Wastewater System” – add “or district”
- Under definitions “major subdivision” is not defined – it should be included as “any subdivision that does not meet the requirements of a minor subdivision”.
- Definition of “wetlands” – need to compare this with the definition within the Wetlands Ordinance.
- Section 3.6 #4 – either change it to “encourages” open space, etc. or remove this item
- Section 3.6 #7 – remove the last section of the statement after the comma.

Master Plan –

Transportation Goals, Objectives and Recommendations:

- Objective B #3 – add wording relative to the safe routes to schools study
- Objective D #2 – add wording relative to the negative response of voters at public hearing relative to creating a village area.

Community Facilities and Services:

- Map 5-1 – add Soda Brook
- Town Hall – remove “replacement of the furnace”
- Tilton Island Park – add that the island is jointly owned by both towns
- Add back the original Table 5.5
- Objective A – add that this is ongoing
- Objective C #2 – Exit 19 full exchange no longer in the state’s plans
- Objective F #1 – add information about the weekly on line newsletter.

Meeting adjourned at 9:20 PM.

Respectfully submitted,

Eliza Conde, Secretary

Minutes approved 05-05-2014