

**TOWN OF NORTHFIELD
PLANNING BOARD
June 2, 2014
MINUTES**

Members present: Doug Read, Jason Durgin, Mike Murphy and Kim Robichaud.

Minutes: Mike Murphy moved, seconded by Doug Read to accept the minutes of May 5, 2014 as read. Motion passed.

Review of Subdivision Regulations:

- Section 5.7 – Flood hazard area – no change
- Section 5.8 – Conditional Approval – no change
- Section 5.9 – Final Plat – add wording from Conditional approval relative to the 2 year time limit for filing the final mylar and fees with the town.
- Section 6.1 – C – “All lots shall be compact and regular in shape”. Members discussed the reason for this requirement, the meaning of “compact” and “regular” and whether this should be removed. It was suggested that removing “compact” and leaving “regular” would allow the Planning Board to suggest changes to proposed lots if necessary.
- Section 6.1 – D – Change NH Water Supply and Pollution Control Commission to NH Department of Environmental Services.
- Section 6.1 – E – Members questioned the reason for requiring granite or concrete monuments on the outside limits of a subdivision while pins are allowed elsewhere. It was agreed to ask Dave Krause, Surveyor, for the reasoning behind this requirement. Jason Durgin suggested either removing the concrete monument or requiring that it include rebar.
- Section 6.2 – Soils Based lot sizing - no change
- Section 7.1 – Subdivision with water access – no change
- Section 7.2 – C – (Conversion to Condominiums) change NH Water Supply and Pollution Control Commission to NH Department of Environmental Services.

Review of suggested Zoning Ordinance changes. The Board will need to re-visit the suggested changes to determine whether to propose zoning amendments for the 2015 Town Meeting warrant. This should be completed by the December meeting. The signage regulations and the 50’ wetlands buffer need to be looked at more carefully.

Meeting adjourned at 8:25 pm.

Respectfully submitted,

Eliza Conde, Secretary

Minutes approved 07-07-2014