

**NORTHFIELD PLANNING BOARD
MINUTES
JUNE 4, 2012**

Members present: Doug Read, Kim Robichaud, Ed Greene, Mike Murphy, Jason Durgin, Wayne Crowley and Glen Brown. Also present: Dari Sassan. Members absent: Peg Shepard.

Jane M. Uscilka and Michelle M. Colby: Application for a lot line adjustment between Tax Map R9 Lot 12-1 (6 acres) and Tax Map R9 Lot 7-2 (1 acre) in the R1 and Conservation Zones. Wayne Crowley recused himself for this application and Glen Brown acted as Chairman.

Web Stout, Surveyor, representing the applicant, presented a plan showing the lot line adjustment which will annex just under 1 acre to R9 Lot 7-2 increasing it to almost 2 acres and leave 5 acres in R9 Lot 12-1. As part of the application he has asked for waivers from the requirements to show topography, wetlands and the stamp of a NH Certified Wetland Scientist. Ed Greene asked if this adjustment would make either lot non-compliant with the zoning regulations. This would actually make R9 Lot 7-2 more compliant and all setbacks have been shown on the plan. Glen Brown asked whether the Uscilka leach field meets the 10' setback regulation. Mr. Stout replied that this is a very old system and it is difficult to determine its exact location, but to his best knowledge it does meet the 10 foot setback. He noted that should the system ever be replaced, the state now requires a whole new design which would be located outside of any setbacks. Doug Read commented that since the lot is 5 acres there is plenty of room to locate a septic system if the current one fails.

Public hearing opened and closed with no comment.

Waiver #1: Wetland Scientist stamp required. Doug Read asked why the plan doesn't show the wetlands since they were delineated in 2007 when R9 Lot 12-1 was created. Mr. Stout replied that he can show the wetlands on the map. Doug added that it will show that the wetlands are on the larger piece and are not impacted by this lot line adjustment. Dari Sassan suggested that this waiver is not needed if Mr. Stout adds the wetlands to the plan. After discussion, Mike Murphy moved, seconded by Kim Robichaud to deny this waiver so that the wetlands will be shown on the plan. Motion passed.

Waiver #2: Contour map of property. Doug Read moved, seconded by Mike Murphy to grant this waiver. Motion passed.

Mike Murphy moved, seconded by Kim Robichaud to accept the application as complete. Motion passed. Doug Read moved, seconded by Mike Murphy to grant approval of the application for a lot line adjustment between Tax Map R9 Lot 12-1 (6 acres) and Tax Map R9 Lot 7-2 (1 acre) in the R1 and Conservation Zones with the condition of including the wetlands delineation on the plan, that said wetlands delineation does not impact the lot in question and that boundary markers are installed. Motion passed.

Wayne Crowley returned as Chair.

Other:

- Margaret and Chester Miller were present to inquire about an excavation permit. They have begun removing sand from their lot on Ledge Road in order to create a field for their animals. The sand is currently being used in a road project on Bean Hill Road. Mr. Miller explained that the state waives their permit as long as the material stays within the town boundaries. Wayne Crowley responded that the town requires a permit if there is any sale of materials involved. The state does not require a permit for an excavation for use on a Class I-V road, but the town requires a permit even for agriculture. Doug Read suggested the Planning Board could grant a “pit agreement” as the Excavation Ordinance is not part of the Zoning Ordinance. The area to be impacted is about 100’x150’, is more than 150’ from abutters and 500’ from the road. Wayne Crowley replied that he would be reluctant to grant a pit agreement without notifying the abutters, but he wouldn’t have a problem with an agreement for a specific time and amount of material. Jason Durgin asked if they need a permit if they give the sand away. Mr. Miller estimated that there would be about 9000 yards of sand which would equal about 500 dump truck loads. After careful review of the Excavation Ordinance it was decided to refer to Section 3 Paragraph F of the Ordinance which allows excavation that is incidental to agricultural purposes. Wayne Crowley suggested a maximum of 2000 yards as being exempt from the excavation permit and if the Millers feel they need more than that they can apply for an excavation permit. They would need to abide by the setbacks, water table and slope requirements. After further discussion Wayne Crowley moved, seconded by Glen Brown that the Millers do not need an excavation permit under Section 3 Paragraph F of the Northfield Excavation Ordinance provided that they do not go within 4 feet of the water level, the excavation must be at least 50’ from the abutting properties, no slopes created, a maximum of 2,000 yards to be removed which must be used for the Bean Hill Road project and that Busby’s yard slips will be submitted to the town bi-weekly. Motion passed.
- LRPC Dinner notice
- Spaulding open house Master Plan: letters have been sent out and 130 responses to date. Signs will be put out in front of the town hall and town sheds.
- Dari Sassan clarified that the Planning Board is in fact empowered to discuss and/or approve applications for use of a facility even though the ZBA actually approves the use.

Meeting adjourned at 8:20 pm.

Respectfully submitted,

Eliza Conde, Secretary

Minutes approved 07-09-2012