

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

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

Minutes: Doug Read moved, seconded by Jason Durgin to approve the minutes of June 2, 2014 as read. Motion passed.

Anthony & Audrey LaRosa: Design Review Request for a 2 lot subdivision of 22.612 acres on Knowles Pond and Shaker Roads (Tax Map R20 Lot 22) in the R1/Cons. Zones.

Anthony & Audrey LaRosa: Design Review Request for a 2 lot subdivision of 13.482 acres on Shaker Road (Tax Map R19 Lot 18-1) in the R1/Cons. Zones.

Doug LaRosa presented a plan for R19 18-1 showing two lots, both over 5 acres in size. The plan included building envelopes that would include enough space for a septic system. The lots will meet the 4-1 ratio for depth. The plan for R20 Lot 22 called for a five acre lot with the existing home and another lot of 17+- acres. Wayne Crowley questioned why the balance of the property being taxed to the LaRosa's was not included in this plan. Doug LaRosa explained that in doing deed research for this property it was determined that the LaRosas only have a deed for the 22 acres. The balance of the property between their field and the brook (about 7 acres) does not appear to be included in the deed although they believe they own it and have paid taxes on it. Because the deed does not include this additional 7 acres it will not be included in this subdivision although it would meet subdivision requirements. Anthony LaRosa would be willing to sign the 7 acres over to the Conservation Commission as it is quite steep and not buildable. This remaining land appears to be 2 existing lots of records last deeded to Guy Huckins in 1923. The plan as presented only subdivides the land that has a deed with metes and bounds. The remaining land is shown on the plan for information purposes only.

Jason Durgin reminded Mr. LaRosa that since this is in the Design Review stage, no decisions will be made at this time and the Planning Board is not bound to any statements made tonight. Wayne Crowley expressed concern about leaving the extra land hanging as the tax maps currently show it belonging to LaRosa. Anthony LaRosa suggested just cutting off 5 acres with the home and leaving the balance as one piece. Doug Read confirmed that seeking quiet title is a long and expensive process. Wayne Crowley suggested the Planning Board seek legal opinion from the town's attorney on how to handle the subdivision. Waivers for contours, soils and request for a minor subdivision will be required for a complete application.

Other: Dave Krause explained that it is an acceptable practice to require concrete bounds on the outside bounds of a subdivision with iron rods on the inside boundaries. The concrete bounds are more expensive and having them on the outside bounds gives a starting point for measuring.

Dave suggested changing the required 75 foot setback from wetlands for septic systems to the state regulations that have a 50' setback for "poorly drained" soils and 75' for "very poorly drained" soils. The 50' wetlands buffer currently required can create a "taking" of the land making a lot useless. Dave suggested that a wetland area less than 3000 sq ft may not need the buffer. Discussion followed about the need for a buffer and how much is enough. Dave will provide a proposed amendment to the wetlands ordinance for the Planning Board to consider.

Master Plan: The Board reviewed the first 4 chapters of the Master Plan and suggested many corrections/additions to be made for the finished product.

Meeting adjourned at 9:15 pm.

Respectfully submitted,

Eliza Conde Secretary

Minutes approved 08-04-2014