

**NORTHFIELD PLANNING BOARD**  
**AUGUST 1, 2011**  
**MINUTES**

Members present: Doug Read, Kim Robichaud, Mike Murphy, Dick Maher, Wayne Crowley, Glen Brown and Fran LaBranche. Members absent: Lisa Swancott. Chairman Crowley appointed Mike Murphy as a voting member for this meeting. Also present: Dave Jeffers, LRPC.

**Minutes:** Dick Maher moved, seconded by Mike Murphy to accept the minutes of July 11, 2011 as read.

**Meetings:** The next regular meeting will be September 12. Master Plan workshops will be Sept. 21 and Oct. 19.

**Excavation:** Letters with the new annual report were sent to Pike Industries, FAL, Cormier and Partridge to notify them of the report due Sept. 1.

**Site Plan Regulations:** Dave Jeffers reviewed his recommendations for changes to the proposed revised regulations as follows:

- The definitions should be at the beginning of the document to be consistent with the town's other regulation documents.
- A definition for "accessory use or structure" should be included – use the one from the Subdivision Regulations.
- "Buildable area and Buildable envelope" should not be included in the Site Plan Regulations.
- The "Wetland" definition should be the same as in the Zoning Ordinance and Subdivision Regulations.
- There are references to "Water Supply and Pollution" in the document which should be changed to NHDES referring to specific agencies within DES.
- There are references to the Office of State Planning (OSP) which is now the Office of Energy and Planning (OEP) and should be changed.
- The numbering of chapters needs to be corrected.
- Parking: There are parking standards included in the Zoning Ordinance. Dave recommends removing them from the Zoning Ordinance and have them only in the Site Plan Regulations.

- State/Federal ADA regulations need to be reviewed for any updates and changed in the Site Plan Regulations if needed.
- It was agreed to leave Design Review and sections 5 & 6 as is.
- Leave Section 7.5 as is. Will check on the 500 gallon per minute water supply for fire suppression as current trucks are at 1200 gallons per minute.
- Section 7.12 – Sanitary sewage disposal. This chapter has too much information and is not entirely correct. It was agreed that it should simply say that sanitary sewage disposal must meet DES and/or the Northfield Sewer District requirements.
- Section 7.17 – no change
- Section 7.18A – remove the last sentence. Add “blend well with the surrounding village buildings” to the next to last sentence.
- Section 7.22D – change the “should” to “shall” in each.
- Section 8c – needs to reflect the releasing of a bond for a road that has been completed.
- Performance Guaranty: Re-word this section to be similar to the Subdivision Regulations.

Dick Maher asked what can be done when what is built is not exactly as what has been approved. Doug Read questioned the “non disturbance zone” which sounds like a zoning district which the town does not have.

Dick Maher suggested having one list of definitions in the Zoning Ordinance and having the other documents reference that list. It was agreed that the definitions should be in all documents, but they should be the same definitions. The Board should make sure that if a definition is changed in one document that it is changed in the others.

Dave Jeffers will make the suggested changes and have them ready for the next meeting.

Meeting adjourned at 9:00 PM.

Respectfully submitted,

Eliza Conde, Secretary

*Minutes approved 09-12-2011*