

**TOWN OF NORTHFIELD  
PLANNING BOARD  
August 4, 2014  
MINUTES**

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

**Minutes:** Wayne Crowley moved, seconded by Doug Read to approve the minutes of July 7, 2014 as read. Motion passed.

**Pike Industries, Inc: Application for a site plan review for the installation of a 40’x80’ fabric-over steel framed shed on 9.78 acres at 35 Industrial Drive (Tax Map R12 Lot 7 in the C/I zone.** Ryan Crosbie, representing the applicant presented maps and photos showing the location of the proposed 40’x80’ fabric covered steel frame shed intended to cover recycled asphalt pavement (“RAP”). The proposed location is a gravel surface in an area that has already been disturbed and will not impact any vegetation. Pike’s has an existing Storm Water Management Plan for this property and this will be updated if there is any change due to this building, although it isn’t expected to be needed. The location for the shed is on a pervious gravel surface with plans to direct water runoff to the north toward vegetation.

RAP is ground up pavement which is recycled by including about 15% in new pavement. The intent of the covered shed is to keep this material dry.

Public hearing was opened and closed with no comment. Wayne Crowley commented that there will be no increased in impervious surface and he likes that having the RAP under cover will decrease the amount of water seeping through it and into the ground. He moved, seconded by Kim Robichaud to accept the application as present as complete. Motion passed. Wayne Crowley moved, seconded by Kim Robichaud to approve the site plan application as presented for the installation of a 40’x80’ fabric-over steel framed shed on 9.78 acres at 35 Industrial Drive (Tax Map R12 Lot 7. Motion passed.

**Anthony & Audrey LaRosa: Application 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.**

Doug LaRosa, representing the applicant, presented a plan showing a 5 acre and a 10 acre lot with an extra 7 acres that is currently taxed to the LaRosas but is not included in their deed. The 5 acre lot has an existing residence with water and septic. Waivers included in the application were for the requirement of contour mapping, soil mapping and submission of a master plan. Both lots meet zoning requirements for frontage, depth, etc. The existing driveway on the 5 acre lot has good visibility and there is at least 400’ for line of sight in both directions for the 10 acre lot.

Wayne Crowley pointed out that if this subdivision is approved the tax maps will be redrawn and the 7 acre parcel will become listed as “owner unknown”. Anyone could present a “quiet title” to this parcel.

Public hearing opened: Craig Blackey, abutter, asked that it go on record that the abutting property is an existing dairy farm so that if a new home is built on the new lot the owners will be aware of agricultural smells. Public hearing closed.

- Wayne Crowley moved, seconded by Doug Read to accept a waiver from the contour mapping requirement as presented. Motion passed.
- Wayne Crowley moved, seconded by Doug Read to accept a waiver from the soil mapping requirement as presented. Motion passed.
- Wayne Crowley moved, seconded by Kim Robichaud to accept a waiver from the Master Plan requirement as there is no plan for further subdivision. Motion passed.
- Wayne Crowley moved, seconded by Kim Robichaud to accept the application as presented with the above waivers as complete. Motion passed.
- Wayne Crowley moved, seconded by Kim Robichaud to approve the application for a 2 lot subdivision of 22.612 acres on Knowles Pond and Shaker Roads (Tax Map R20 Lot 22 as submitted. Motion passed.

**Anthony & Audrey LaRosa: Application 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, representing the applicant presented plans for a 2 lot subdivision with each lot over 5 acres and having over 200' frontage. The lot has substantial wetlands but there is sufficient non wet land for building envelopes on each lot. The wetlands have been delineated and soil mapping has been completed. A waiver for the master plan was submitted with the application. Wayne Crowley suggested that the plan is pushing the envelope for building space on the smaller lot, but Mr. LaRosa showed that there is plenty of room to build a standard size home.

Public hearing opened: Craig Blackey, abutter, again asked that it be on record that a dairy farm exists across the road from these lots. Public hearing closed.

- Wayne Crowley moved, seconded by Kim Robichaud to accept a waiver from the Master Plan requirement as no further subdivision is planned. Motion passed.
- Wayne Crowley moved, seconded by Doug Read to accept the application as submitted with the above waiver as complete. Motion passed.
- Wayne Crowley moved, seconded by Kim Robichaud to approve the application for a 2 lot subdivision of 13.842 acres on Shaker Road (Tax Map R19 Lot 18-1) as submitted. Motion passed.

#### **Informal discussion:**

**Amy Morello and Robbie Robbins:** Amy Morello explained that she and Mr. Robbins would like to have an automotive repair and inspection business at 35 Park Street. There is an existing garage that they would like to expand and there is plenty of parking. There would be a lift in the garage, oil changes, engine changes, etc. Cars would be kept overnight. This property is in the C/I zone which will require a Special Exception from the ZBA and it appears to be outside the aquifer boundary. Wayne Crowley suggested that when a site plan is submitted it will need to

include lighting, plans for potential contamination, storage of hazardous materials, number of cars to be kept overnight, location of driveway, parking, signage, etc. Plans to extend the building within the setback will require a variance from the ZBA. Jason Durgin suggested that the Planning Board will want to conduct a site walk for this application.

**Dave Krause:** Dave asked for the Planning Board's opinion on whether a "Property Line Agreement" or a "Boundary Line Adjustment" would be required between two properties on Bay Hill Road. The two parties agree on the proposed line but no boundary markers have been set. An agreement is signed by both parties and recorded at the Registry of Deeds while an adjustment would require Planning Board approval. The Board agreed that a Property Line Agreement would be simpler and they were ok with not having it come before the Board.

Meeting adjourned at 8:30 pm.

Respectfully submitted,

Eliza Conde, Secretary

*Minutes approved 09-08-2014*