

**TOWN OF NORTHFIELD  
PLANNING BOARD  
September 9, 2013**

**MINUTES**

Members present: Doug Read, Kim Robichaud, Mike Murphy, Wayne Crowley, Glen Brown, Jason Durgin and Kevin Waldron Also present: Dari Sassan, LRPC. .

**Minutes:** Mike Murphy moved, seconded by Glen Brown to accept the minutes of August 5, 2013 with clerical corrections. Motion passed.

**Allan & Gail Clark: Application for a minor Site Plan review to relocate the driveway entrance on 1.26 acres on Zion Hill Road (Tax Map R6 Lot 35-4 in the R1 zone.** Travis Clark, representing the applicant, explained that the location of the existing driveway entrance will not allow for a garage under the house due to the topography of the lot. Lee Tessier, a partner in REI who originally created this subdivision added that while the final location of the driveway depends upon the location of the septic system, it will be 30-40 feet from the property line. He added that this location will not create a site distance issue. Bob Southworth, Highway Superintendent, commented that he does not have a problem with the location of the driveway, but it does make it closer to the intersection with Forrest Road. It will not meet the required 400 foot distance from an intersection, but he would be willing to waive that requirement as it is just under 400 ft. Although he has no problem with this driveway, he asked whether a new approval of a plan should be required to meet the 400 foot distance.

Wayne Crowley explained to the Board and applicant that the Planning Board does not really have a mechanism to handle this type of situation; however the Planning Board must approve all driveway locations before the Highway Superintendent can issue a driveway permit. He added that he had suggested that the applicant submit the minor site plan review application even though it really isn't a complete site plan. Bob Southworth asked if the remaining lots will still have shared driveways and will this lot in particular still have the driveway for the abutting lot on it. Dari Sasson responded that this change would not impact the existing easements. He added that the driveway easement on this particular lot also includes an easement for the town to reach the property in the back of the lot for drainage maintenance. The abutting lot only has the right to use the first 20 feet. Bob Southworth asked for clarification of whether the abutting lot would still be using the original shared driveway location for its driveway and Wayne Crowley asked who would be responsible for the maintenance of that driveway. Discussion followed relative to the assumption that the abutting lot owner would be responsible for his own driveway. Mr. Tessier indicated that wording could be included in the deed to indicate the responsibility of maintenance of that driveway. Doug Read asked Bob Southworth how the new driveway would impact the under drainage. Bob Southworth responded that the drainage is 5-6 feet deep at that location and the driveway would require a culvert.

Wayne Crowley expressed concern that this is a recorded subdivision with the driveway locations included. He suggested that in order to protect future landowners an amended subdivision should be submitted showing the new location of the driveway and that this plan should be recorded at the Registry of Deeds. Mr. Tessier agreed to submit an amended plan, but

asked if the driveway could be approved before that is recorded because of the time of year. Dari Sasson noted that the driveway permit can't be issued if it has not been approved by the Planning Board and the Board can't officially approve the plan until it has been submitted. Members discussed the possibility of a conditional approval which would allow the driveway permit to be issued prior to the recording of the plan. Kevin Waldron questioned the changing of the original subdivision as approved and allowing additional driveways. Wayne Crowley responded that there are always issues with shared driveways and there would not be a site distance issue with this one. He suggested the Board could approve this driveway with the condition that the applicant will submit a new plan to be recorded showing the relocation of the driveway and then a driveway permit can be issued with the understanding that if the plan is not submitted the driveway will have to be removed. Dari Sasson pointed out that approving this change does not override any of the existing easements.

Glen Brown moved, seconded by Mike Murphy to accept the application as complete. Motion passed 6-1. Kevin Waldron stated he is opposed to this application because there is no established method to address the issue and the original plan was approved with shared driveways. Wayne Crowley responded that it is the Planning Board's job to deal with this type of issue and the Highway Superintendent has no issues with this location. Glen Brown moved, seconded by Kim Robichaud to approve the application to modify the subdivision plan #17962 to relocate the driveway entrance on 1.26 acres on Zion Hill Road (Tax Map R6 Lot 35-4 in the R1 zone with the following conditions:

1. That there will be no impact on the existing easements for this lot
2. That the subdivision plan will be amended and submitted to the Planning Board for signature and then recorded at the Merrimack County Registry of Deeds.
3. That a driveway permit can be issued with the understanding that if the above plan is not submitted, the driveway will need to be removed.

Motion passed, 6-1. Mr. Tessier asked if the new plan could be only for this lot. Wayne Crowley stated that the whole subdivision plan must be submitted, but there is no need to wait until the next Planning Board meeting as he will sign it when it is submitted.

**Pike Industries, Inc: Application for a Minor Site Plan Review for the installation of 2 x 200 ton capacity storage silos for asphalt concrete product and new scales at 35 Industrial Drive (Tax Map R14 Lot 7-14) in the C/I zone.** Ryan Crosbie, representing the applicant presented plans and photos showing the existing silos and the two additional ones. The trucks go under the silos to be filled and are on floating scales. Conveyors move the material between silos and having additional silos allows Pike to create different mixes. This will not be increasing the capacity of the plant as the approved capacity is well beyond what these silos can produce. The new silos will be similar in size to the existing ones and the scale will be extended to the new silos. There will be downward lighting on the silos. Wayne Crowley asked if the asphalt is stored in the silos. It is only stored for a few days. The State and DES does not require permits for these silos as asphalt is not technically an oil product because it is an aggregate and once it cools it becomes a solid. Mr. Crosbie explained that these silos are only for increasing storage capacity and there is nothing new being installed. Dari Sasson commented that there are some potential issues with the Groundwater Protection Ordinance and he quoted

some of the definitions from this ordinance that could include this asphalt material. It was generally agreed that this application is only expanding what is already there and it is not really an oil product as it is an aggregate.

Mike Murphy moved, seconded by Kevin Waldron to accept the application as complete. Motion passed. Kevin Waldron moved, seconded by Mike Murphy to approve the application for a Minor Site Plan Review for the installation of 2 x 200 ton capacity storage silos for asphalt concrete product and new scales at 35 Industrial Drive (Tax Map R14 Lot 7-14) in the C/I zone. Motion passed 7-0.

**Other:**

**Review Articles 3 – 6.1 – “Board of Adjustment, Violations, Growth Management and Districts” of the Northfield Zoning Ordinance.** Wayne Crowley asked Dari Sasson to check references to RSAs throughout the ordinance to determine if they are still correct and if there have been any changes. Dari reported that there has been no change to the membership requirements of the ZBA and PB.

Article 5.13: After lengthy discussion it was agreed to remove the entire paragraph, leaving only “Expired March 12, 2013.

Article 6.1 Location: Doug Read expressed concern that the written descriptions of the Conservation Zones should be clarified, but after discussion it was decided to leave the wording alone as the map seems to clarify the areas.

**Site Walk:** The Board has scheduled a site walk at the Miller property at 55 Ledge Road on September 28, 2013 at 8 am.

**Excavation Reports:** Two excavation reports have been submitted. It was agreed to review these when the rest have been received.

Meeting adjourned at 8:55 PM.

Respectfully submitted,

Eliza Conde, Secretary

*Minutes approved 10-07-2013*