

**TOWN OF NORTHFIELD  
PLANNING BOARD  
September 10**

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

**Minutes – August 6 and 20, 2012:** Glen Brown moved, seconded by Kim Robichaud to accept the minutes of August 6, 2012 as corrected. Motion passed. Glen Brown moved, seconded by Kim Robichaud to accept the minutes of August 20, 2012 as read. Motion passed.

**Chester and Margaret Miller – removal of sand at 55 Ledge Road:** Chester Miller stated that approximately 500 cubic yards of sand was removed from the site and that in some areas it is down to 1.5 or 2 feet from the water table. He also stated that the excavation extended to about 15 feet from one abutting property, but that he had permission from the abutter to do so. The Planning Board had specified that the excavation be no closer than 50 feet from the boundaries and 4 feet from the water table. Wayne Crowley explained to Mr. Miller that when the project is completed the Board needs to be assured that there will be no erosion toward the abutting property. Jason Durgin commented that currently there is a steep embankment that will create an erosion issue if not corrected. Members discussed the removal of more sand from the property and whether it can be sold or given away in exchange for excavation work. Mr. Miller stated that he has offered the sand to the town for road use, but the offer was declined. Wayne Crowley volunteered to speak with Bob Southworth to determine if the town could use the sand. Mr. Miller also asked if he would have to pay the excavation tax if he sold more than 1,000 yards. Sand sold to the town would not be subject to the tax.

Wayne Crowley explained that the Planning Board had given the Millers some requirements for an expedited job and they are currently not in compliance with those requirements. Wayne further explained that because the Millers were not issued an Excavation Permit, the Planning Board has to comply with other regulations which allow for sand removal for town projects and/or for agricultural projects. After further discussion it was agreed by the Planning Board that the Millers can still sell or remove up to the original 2,000 cubic yards of material, but that they need to bring the project into compliance by December 1. This would include correcting the slope of the embankment, leaving material 4 feet above the water table and restoring the area within 50 feet of the abutting property. A letter stating these requirements will be sent to the Millers. If the project is not brought into compliance by December 1, 2012 the Planning Board may issue a fine.

**David Krause – informal discussion:** Dave Krause presented a preliminary plan for a two lot subdivision on Rand Road. The Conservation Commission is purchasing half of the property and there are no plans for future developments of the remaining lot. Dave will be asking for waivers for contour and wetland mapping, for the master plan requirement and to consider this a minor subdivision.

**Master Plan update- Review survey results:** Dari Sassan presented updated tables for review. The information has been gleaned from the US Census Bureau. There are some tables that will not be updated because the OEP is no longer doing projections. Wayne Crowley asked that the information

from the earlier years be included in the new tables for comparison purposes. Dari will update the tables based upon the Board's discussion and present them on Oct. 1. At that meeting Board members will go over the trends of the survey responses.

**Other:** Members reviewed a DES map of well heads in town. DES has asked that well heads be protected, but has not sent further information. More information is needed before moving ahead with this project.

Meeting adjourned at 8:45 pm.

Respectfully submitted,

Eliza Conde, Secretary

*Minutes approved 10-01-2012*