

**TOWN OF NORTHFIELD  
PLANNING BOARD  
September 14, 2015  
MINUTES**

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

**Minutes:** Glen Brown moved, seconded by Wayne Crowley to accept the minutes of August 3, 2015 as read. Motion passed.

**Possible zoning changes:**

- **Wetlands setbacks:** Wayne Crowley suggested waiting until Dave Krause responds with suggestions.
- **Downtown district:** Wayne Crowley suggested that the Board look at the current zoning of the west side of Park Street which is currently C/I while the east side is R2. Mike Murphy suggested changing the west side to light industry and Jason Durgin suggested changing it to light commercial. Wayne Crowley presented copies of surrounding towns zoning districts with permitted uses for review. Lori Hill suggested changing the west side of Park St. to R2 with Special Exceptions available for various types of business. Doug Read reminded members that there was a prior effort to change the east side of Park Street to C/I that was turned down by voters. Wayne Crowley recommended adding light manufacturing to the R2 district and include definitions for Industry and Manufacturing. No decision made on this item.
- **Excavation reports:** Wayne Crowley suggested having the town excavation reports be in sync with the State of NH reports so that both reports can be created at the same time. The reports should include how much was excavated and how has been reclaimed.
- **Signage:** The subject of signage was brought up because of the Rowell Septic sign on Route 140 which received a variance. Members discussed proposals for changing the current sign regulations, free standing signs versus those on buildings, setbacks for signs, enforcement of current regulations, etc. Doug Read suggested removing the sign regulations from the Zoning Ordinance and putting them in the Site Plan Regulations. This would require public hearings and a vote at Town Meeting.

Meeting adjourned at 8:50 pm.

Respectfully submitted,

Eliza Conde, Secretary

*Minutes approved 11-02-2015*