

**TOWN OF NORTHFIELD
PLANNING BOARD
October 1, 2012
MINUTES**

Members present: Doug Read, Kim Robichaud, Jason Durgin, Wayne Crowley and Mike Murphy.
Also present: Dari Sassan, LRPC. Members absent: Glen Brown, Peg Shepard and Ed Greene.

Minutes: Kim Robichaud moved, seconded by Jason Durgin to approve the minutes of September 10, 2012 as read. Motion passed.

Gregory and Catherine Sotir: Application for a two lot subdivision of 75.14 acres on Rand and Polly Ham Roads (R17 Lot 42) in the R1 and Conservation zones. Dave Krause, representing the applicants, presented a plan for creating two lots of equal acreage. The lot is currently owned by the Sotirs who are brother and sister and the intention is to split the acreage so that each owns a parcel. It is intended that Lot 2 will be sold to the town for conservation purposes and that Lot 1 will be retained by Catherine Sotir. Lot 2 has just under 500' frontage on Rand Road and Lot 1 has in excess of 1500' on Rand Road. Some contours and the bulk of the wetlands have been shown on the plan. Each lot has more than required for building envelopes. As there are no plans for further subdivision on either lot this has been proposed as a minor subdivision with waivers submitted.

Waivers:

1. Waiver from Section 5.5 to treat the subdivision as a minor subdivision: One lot will be conveyed for conservation purposes and the other will remain with no plans for subdivision. Mike Murphy moved, seconded by Doug Read to grant this waiver. Motion passed.
2. Waiver from Section 5.9, items 5,6,7 & 12 as they pertain to elevations, wetland location, soils information and buildable envelope as well as a Master Plan. Wayne Crowley commented that these items are not necessary as there are no plans for building or further subdivision. Mike Murphy moved, seconded by Kim Robichaud to grant these waivers. Motion passed.

Mike Murphy moved, seconded by Jason Durgin to accept this application as complete. Motion passed.

Public hearing opened and closed with no comment.

Mike Murphy moved, seconded by Kim Robichaud to approve the application for a two lot subdivision of 75.14 acres on Rand and Polly Ham Roads (R17 Lot 42) in the R1 and Conservation zones as submitted. Motion passed. Wayne Crowley requested that the final plan be submitted on one sheet if possible.

Master Plan update - Review survey results: Members reviewed and discussed the results of the Master Plan survey and what to do with the information. It was agreed that the survey should be included in the Master Plan without the comments on the last question. Doug Read commented that

the data needs to be updated within the written part of the 2003 Master Plan and discussion followed about how to do that. Should the new information be included with the old or write a new plan based upon the new information. Wayne Crowley stated that whatever process is used, it must be capable of being updated again in the future. Dari Sassan will ask what LRPC would recommend for updating the plan. Doug Read questioned the ability to plan for the future since the state no longer does any projections.

Other: The Land Use classes were well attended and informative. It was learned that public hearings should be recessed rather than closed in case there is need for further discussion.

Zoning Ordinance changes: The Growth Management Ordinance will expire at the March Town Meeting and it was agreed to let it do so. It is necessary to seek authorization for Site Plan Regulations if that has not been done in the last 10-12 years. Dari Sassan will research the correct wording for an article on the warrant. Doug Read suggested reducing wetland setbacks as the current 50' setback is a large "taking" of land and not necessary. Doug will research other town's ordinances.

Meeting adjourned at 8:40 pm.

Respectfully submitted,

Eliza Conde, Secretary

Minutes approved 12-03-2012