

**TOWN OF NORTHFIELD**  
**PLANNING BOARD**  
**October 5, 2015**  
**MINUTES**

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

**K Worcester NH Properties LLC: Application for a 2 lot subdivision of 11.02 acres on Sandogardy Pond Road (Tax Map R09 Lot 11) in the R1/Cons. Zones:** Dean Clark, representing the applicant reviewed the subdivision of 11 acres into two lots. A Soils report was submitted and soils information is on the plan. Both lots are larger than 5 acres and more than needed for the soil type. He is requesting a waiver of the 4-1 ratio as there is only 300 feet frontage. The existing driveway is currently partly on abutting property and will be moved. The existing old wooden structures will be removed. After review and discussion, Mike Murphy moved, seconded by Wayne Crowley to grant the waiver for the 4-1 ratio of both lots. Wayne Crowley pointed out that the driveways cannot be directly opposite from Lambert Road as per town regulations. He suggested working with the highway superintendent relative to location of the driveways. Motion on the waiver approved. Wayne Crowley moved, seconded by Mike Murphy to accept the application as complete. Motion passed.

Public hearing: Brenda Cunningham questioned whether the driveway will be moved off of her property. It will be moved as part of the approval. The new driveway will probably be located near the property bounds in order to meet the town regulations. Judy Huckins asked what will be located where the old existing home is. It will be removed and no building added. The existing newer home will remain on one lot and there will be a new house located on the second lot. Public hearing closed.

Wayne Crowley asked about the existing doublewide mobile home. It will remain but the old buildings will be removed. Doug Read commented that driveways are supposed to be 20 feet from a boundary line. The existing driveway is closer than 20 feet from the new boundary line near the doublewide home. Discussion followed relative to the location of driveways to meet regulations. Wayne Crowley moved, seconded by Mike Murphy to approve the proposed subdivision with the condition that the existing driveway to be moved so that entrance and exit is on the applicant's property and meet all setback regulations, and that the driveway for second lot must meet regulations. Jason Durgin asked about removal of the wooden structures which were supposed to be removed at the time the doublewide home was installed. Wayne Crowley amended his motion, seconded by Mike Murphy, to require that the wooden structures be removed within 1 year of approval of this subdivision. Doug Read asked where the septic system is for the doublewide and wanted to make sure the well and septic system for the existing home are on the appropriate lot. The doublewide is 38 feet from the proposed lot line. The well

is beneath the \doublewide or about 78 feet from the boundary line. The septic system is behind the house but not sure of the exact location. Jason Durgin questioned whether the lot line can be approved without knowing where the septic system is located. Review of the septic application shows that the leach field is located away from the new proposed property line.

Motion as amended passed.

**Zoning amendments:**

- Definition of Light Manufacturing needed
- Park Street – change the west side to R2. Change Table 1 Art 7 to include Light Manufacturing and Research and Development in R2 as a Special Exception. Doug Read discovered that there is already a definition for light manufacturing in the Zoning Ordinance. Include area from corner of Park Street at Tilton to Sargent Street and back to the railroad. Mike Murphy asked if there should be a square footage limit. A motion for this change is to be prepared for the next meeting. Change west side of Park St. from Tilton Park Street to Sargent Street to railroad from C/I to R2 to include light manufacturing and research and development as special exceptions. Doug Read questioned whether there would be more than one warrant article to accomplish this. Could be separate articles or included all in one.
- Wetlands – wait for Dave Krause input.
- Excavation – modify the report for the next meeting and hold a public hearing.
- Signage – Proposed moving the sign regulations from the Zoning Ordinance to Site Plan regulations. Increase sizes to 40 sq. ft. for commercial and 12 sq ft for home business. Prepare warrant article to remove the signage regulations from the zoning ordinance. If it gets approved to remove it from the ordinance then the dimensions can be changed by the Board. Greg Hill asked why this should be removed and how to explain it to the public. The Board would be able to work with the applicants on signage if it is included in site plan regulations. Laurie Hill suggested that lack of enforcement is an issue with all zoning issues.

Meeting adjourned at 8:10 pm.

Respectfully submitted,

Eliza Conde, Secretary

*Minutes approved 11-2-15*