

**TOWN OF NORTHFIELD
PLANNING BOARD
November 2, 2015
MINUTES**

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

Minutes: Mike Murphy moved, seconded by Glen Brown to accept the minutes of September 14, 2015 as read. Motion passed. Wayne Crowley, seconded by Mike Murphy to accept the minutes of October 5, 2015 as read. Motion passed.

Review of proposed zoning changes:

- 1. Wetlands:** Dave Krause was present to discuss his suggestion that the setbacks for septic systems be similar to the NHDES regulations which includes setbacks of 50' from poorly drained soils and 75' from very poorly drained soils. Northfield's wetlands setback for septic systems is currently 75' regardless of soil type. Discussion followed relative to the town's current 50 foot undisturbed wetland buffer which limits property owners from having lawns or gardens within 50 feet and creates large unusable areas within a lot. Dave Krause commented that this regulation is applied for a new development, but homeowners probably don't know about or adhere to the regulation. He added that the regulations should be the same for everyone and suggested that the 50' undisturbed buffer is probably too much. Jason Durgin suggested removing the wetland buffer but maintaining the setback for buildings, etc. Wayne Crowley reminded the board that the purpose of the buffer is to filter fertilizer, silt, etc from the wetlands. Doug Read suggested that a 10 ft undisturbed buffer would probably be enough as the effectiveness of filtering is decreased as you go out further. He felt that the 50' number was not based upon science and that the rationale for changing from 50' to 10' would be to allow more use of one's property while still protecting the wetlands.

Dave Krause agreed that while 300' is the ideal, the first 10' protects the wetlands the most. He will provide data that will back the Board's decision to reduce the undisturbed buffer from 50' to 10' for example perhaps that 10' would stop 60% of contaminants while 50' would stop 68%. Discussion continued relative to changing the undisturbed wetland buffer and whether driveways should be allowed within the 50 ft. Wayne Crowley cautioned that the purpose of the buffer is to protect the wetlands from runoff of driveways and suggested that the setback should remain the same for driveways and any buildings. Dave Krause suggested that the Board propose changing only the septic setbacks this year and do some more research relative to the wetland buffer. After further discussion on this issue alone, Wayne Crowley moved, seconded by Glen Brown, to

propose an amendment to be included on the 2016 Town Warrant to modify Article 17.5 of the Northfield Zoning Ordinance to require that a Septic Leach Field be *50' from poorly drained soils and 75' from very poorly drained soils*. Motion passed. A public hearing will be scheduled for the December 7, 2015 Planning Board meeting for this article.

2. **Park Street:** After review of the description of the zone in order to change the west side of Park Street from C/I to R2, Wayne Crowley moved, seconded by Laurie Hill to propose an amendment of the Northfield Zoning Ordinance to be included on the 2016 Town Warrant to amend Location 1 of the Multi-Family Residential District: “R2” to *Areas easterly of the railroad from Winnepesaukee River to Sargent Street, then easterly of Park Street and Westerly of Summer Street and Granite Street to the Winnepesaukee River*. (this changes the West side of Park Street from C/I to R2 making Park Street the same on both sides). Motion passed. The description will need to be changed in the C/I zone as well to remove the west side of Park Street from that zone.

Wayne Crowley moved, seconded by Laurie Hill to propose an amendment to Article 7 Table 1 of the Northfield Zoning Ordinance *to change “Light Manufacturing” and “Research and Development” from N to E*. (this would allow these two uses in R2 with a Special Exception). Motion passed.

After reviewing the definition of a B&B, Wayne Crowley moved, seconded by Mike Murphy to include in the above amendment *changing “Bed & Breakfast” from N to P in the Conservation Zone*. (this would allow this use in the Cons. Zone) Motion passed
A public hearing will be scheduled for December 7, 2015 for these articles.

3. **Signage:** Members discussed the reason for moving the signage regulations to the Site Plan Regulations which would allow more flexibility for the Planning Board to work with an applicant relative to signs, and keeping the exact same wording for signage but moving it to Site Plan. After discussion, Glen Brown moved, seconded by Laurie Hill to propose an amendment on the 2016 Town Warrant *to remove all of Article 12 of the Northfield Zoning Ordinance and place it in Section 8.19 of the Northfield Site Plan Regulations*. Motion passed. A public hearing will be scheduled for December 7, 2015 on this amendment.

Public Hearing: Revision of the Annual Excavation Report to conform to NH DES reports.
After Wayne Crowley pointed out that the town asks for more information than is required by the state, he suggested simply changing the second paragraph in the existing Excavation Ordinance

to read that reports are “due on the same date as the state”. This issue will be included on the agenda for December 7, 2015.

Meeting adjourned at 8:35 pm.

Respectfully submitted,

Eliza Conde, Secretary

Minutes approved 12-07-15