

NORTHFIELD PLANNING BOARD
NOVEMBER 7, 2011
MINUTES

Members present: Doug Read, Kim Robichaud, Mike Murphy, Dick Maher, Wayne Crowley and Lisa Swancott. Absent: Glen Brown. Also present: Dave Jeffers, LRPC.

CIP: Wayne Crowley is currently representing the Planning Board on the CIP Committee but would prefer to have someone else do that next year.

Vice Chair: Postponed until next meeting

Minutes: Mike Murphy moved, seconded by Dick Maher to accept the minutes of Oct. 3, 2011 as read. Motion passed.

Site Plan Regulations: The Site Plan Regulations have been finalized as per discussions in previous meetings. The fee schedule will be moved from Subdivision Regulations and placed in the Planning Board Rules of Procedure. Both the Subdivision and Site Plan Regulations will refer the applicant to the Rules of Procedure for fees. A Public Hearing for these changes will be held at the December 5 Planning Board meeting.

Time Limit for Recording Subdivision Plans: Dave Jeffers spoke with Laconia, Belmont and Wolfeboro's Planning Departments and came to the conclusion that Northfield's current Subdivision Regulations allow 365 days for the conditions of a conditional approval to be met. Therefore, recording of the plan at the Registry of Deeds within a year should be a condition of approval going forward. If the plan is not recorded within the year, the subdivision could be rescinded, or the amount of time could be extended. As for the three current approved subdivisions that have not been recorded, there was lengthy discussion about how to address them. Doug Read pointed out that if no zoning changes have been made, there would be no reason not to record the plans. It was decided to send letters to the three applicants who have not recorded their plans to inform them they run the risk of having their plans impacted by state or local zoning changes.

Excavation Reports:

- Cormier: Based upon Cormier's anticipated 3.5 acres being open in 2012, Dave Jeffers recommended that the Letter of Credit be increased from \$10,000 to \$19,250. Doug Read had visited the site and stated that the reclamation looks good there is plenty of

loam available on the site for future reclamation. It was decided not to increase the security amount.

- FAL: There has not been much activity on this site, therefore no changes needed for the Letter of Credit. Mike Murphy asked about fuel containment and whether it is adequate. There are no tanks on site and fueling companies have containment controls.
- Partridge: No action taken
- Pike Industries: No action taken

Wayne Crowley asked why the town's reports do not coincide with the State's Report of Excavation which is due April 15.

Parking: Dave Jeffers pointed out that currently there are parking regulations in both the Site Plan Regulations and the Zoning Ordinance. He recommended removing them from the Zoning Ordinance because any changes to the parking standards would require a vote at Town Meeting. Wayne suggested that the Zoning Ordinance could simply say that "parking must meet the requirements as per the Site Plan Regulations". It was decided to hold a public hearing to remove the parking standards from the Zoning Ordinance in Article 7 Table 3 and change the wording of Article 7.5.

Sprinklers: Members discussed whether sprinklers can be required in single family homes on existing subdivisions of 4 or more lots where sprinklers were required by the Planning Board. New RSA prohibits towns from requiring sprinklers in single family homes and Wayne Crowley is of the opinion this includes all pre-existing subdivisions.

Master Plan: Wayne Crowley has submitted the 2012 budget for the Planning Board including expenses for the Master Plan update. The survey can be on the Town website and submitted by residents via the website. Wayne would like to do a trial run before making it available to the public. Members reviewed the 2002 survey for any needed changes. Dave Jeffers noted that if the questions are kept the same, it would be easy to compare the results from 10 years ago.

Items to change are:

- On question #4 add "other"
- Add category of "non-resident" in #10
- Add "commercial development" in #5
- Remove "for example" in #5i.
- Add "transfer station" or "recycling center" in #6

Members discussed whether business owners have an input in the survey or whether we are only targeting residents.

Other: Dick Maher expressed concern that the town requires all outbuildings to adhere to the setbacks, saying that most people want to tuck these small buildings in a back corner out of the way. It was agreed that if setbacks cannot be met on a small lot a variance can be sought.

Dick Maher informed the Board that the Northfield Economic Development Committee is active again and is seeking areas for business development.

Dave Jeffers asked members to complete the LRPC Bike/Pedestrian survey.

Meeting adjourned at 9:40 pm.

Respectfully submitted,

Eliza Conde, Secretary

Minutes approved 12-5-2011