

**TOWN OF NORTHFIELD  
PLANNING BOARD  
MINUTES**

**December 2, 2013**

**Members present:** Doug Read, Mike Murphy, Jason Durgin, Wayne Crowley and Kevin Waldron. **Members absent:** Glen Brown and Kim Robichaud.

**Minutes:** Kevin Waldron moved, seconded by Mike Murphy to approve the minutes of November 4, 2013 with a minor correction. Motion passed.

**Paul B. Lavalley: Application for a Minor Site Plan Review to change the use from a Female Recovery Residence to a Male Recovery Residence at 23 Elm Street (Tax Map U7 Lot 79) in the R2 zone.** Mr. Lavalley previously requested a continuance of this application until January 6, 2014. Abutters will not have to be re-notified as the continuance will be part of the public record. Mike Murphy moved, seconded by Jason Durgin to move this application to January 6, 2014 as requested by the applicant. Motion passed.

**Robert M. & Joyce M. Hubbell: Application for a Minor Subdivision to create 2 lots on 12.833 acres at 285 Oak Hill Road (Tax Map R2 Lot 59) in the R1 and Conservation zones.** Dave Krause, representing the applicant, reviewed the plan to subdivide 12.833 acres into two lots. The property is relatively flat and has sandy soils. The applicant has requested waivers from the major subdivision requirements, and from elevations, wetlands, soils and buildable envelope requirements. Both lots are over 6 acres and have more than sufficient space for building. The wetlands on the lot are near the brook on the back corner of the lot. Wayne Crowley explained that this could be considered a major subdivision because the lots can be further subdivided, but the applicant wishes to treat it as a minor subdivision.

Kevin Waldron moved, seconded by Mike Murphy to grant a waiver to treat the application as a minor subdivision. Motion passed. Kevin Waldron moved, seconded by Jason Durgin to grant a waiver to the requirements of Section 5.9, items 5,6,7 and 12 as they pertain to surface elevations, wetland location, soils information and buildable envelope. Motion passed. Mike Murphy moved, seconded by Kevin Waldron to accept the application as complete. Motion passed.

Dave Krause noted that the deed to this property references 3 lots, however there is a recorded plan that shows it as one lot. Rather than ask to have the three lots separated and then ask for a lot line adjustment, the applicant felt it was cleaner to do a simple subdivision.

There being no further questions, Mike Murphy moved, seconded by Kevin Waldron to approve the application for a Minor Subdivision to create 2 lots on 12.833 acres at 285 Oak Hill Road (Tax Map R2 Lot 59) in the R1 and Conservation zones as submitted. Motion passed.

**Review Excavation Ordinance:** Because this ordinance was reviewed and updated in 2011, members did not conduct a thorough review. They did question the requirement that a report be submitted annually for any excavation permits. The State of NH has changed its reporting requirements to less often than every year. Every excavation permit holder does have to report the amount of material removed annually for tax purposes and this report may be sufficient to satisfy the requirement in Northfield's ordinance. This report form will be reviewed.

**Master Plan update:** The Transportation chapter was reviewed. The items that need to be updated with current data were noted.

Meeting adjourned at 9:10 pm.

Respectfully submitted,

Eliza Conde, Secretary

*Minutes approved 01-06-2013*