

**TOWN OF NORTHFIELD
PLANNING BOARD
January 9, 2012
Minutes**

Members present: Lisa Swancott, Glen Brown, Wayne Crowley, Richard Maher, Mike Murphy, Kim Robichaud, Doug Read and Jason Durgin, Alternate. Also present: Dari Sassan, LRPC.

Minutes – Glen Brown moved, seconded by Dick Maher to approve the minutes of December 5, 2011 as read. Motion passed.

Marie & Keith Hardy: Application for a minor site plan for a small bakery at 5 Bean Hill Road (Tax Map U11 Lot 9) in the R1 zone. Marie Hardy explained her intention to establish a small baking business at her home. She has developed recipes using Harpoon Brewery beer and will be selling pies and cup cakes to the Brewery in Windsor, VT for sale at their café. She will not have any delivery trucks either for her supplies or delivering products. She will not have any employees and nothing will be sold on site. She is in the process of acquiring a NH Food License which will involve a State Health inspection. The only modification she has to make is to install two sinks. The home is on town water and has a private septic system.

Public hearing was opened and closed with no comment.

Dari Sassan advised the Board that some waivers would be required to make the application complete but didn't see that this was a problem in this case. The State will have certain requirements for health issues and the volume of activity for this business doesn't trigger site plan issues. There will not be a sign on the property. Dick Maher asked about fire and safety concerns. Ms. Hardy replied that she has a fire extinguisher on hand and a smoke alarm.

Waivers needed would be:

- All permits in hand
- Fire and safety inspections
- Site Plan mapping
- Impact of business on traffic, etc.

Wayne Crowley expressed concern that if the business is successful its impact could change. If the Board approves the small business and it grows there could be issues. After further discussion, Dick Maher moved, seconded by Mike Murphy to accept the application as complete. Wayne Crowley cautioned members that if this is accepted then it means the waivers are not required. At this point it was discovered that an abutter was not notified and the application would have to be continued. Because it will be continued, Ms. Hardy was advised to submit a request for a waiver for the impact report as there will be no traffic, signs or employees and another waiver for local town official's approval. Dick and Mike withdrew their motion. Mike Murphy moved, seconded by Glen Brown to continue this application to Feb. 6, 2012. Motion passed.

Other: Chris Hunt was present to ask for clarification of the status of Spaulding Drive as it is depicted as a private road on Spaulding Youth Center's site plan. He stated that the town maintained

the road for years until the Selectmen determined that it is a private road. He added that the NH RSA clearly states that any road consistently used by the public for 20 years before 1968 is a public road. Wayne Crowley responded that this is not a Planning Board issue and Chris would need to speak with the Selectmen to determine steps to be taken to change the road's status.

Master Plan update: Wayne Crowley presented a list of tables, figures and maps in the current Master Plan that need to be updated. LRPC is responsible for many of them and Town departments will provide information for others. The survey can be put on the website initially for Planning Board members to determine its usability. Board members will need to go through the current Master Plan to determine what needs to be tweaked, changed or left the same. It was agreed that it makes sense to keep the old data and update it with the last 10 years information.

Meeting adjourned at 8:25 pm.

Respectfully submitted,

Eliza Conde, Secretary

Minutes approved 02-06-2012