

**TOWN OF NORTFIELD  
PLANNING BOARD  
November 1, 2010  
MINUTES**

Members present: James Knowlton, Todd Ryan, Doug Read, Dick Maher, Wayne Crowley, Glen Brown, Mike Murphy and Kim Robichaud. Members absent: Fran LaBranche. Also present: Dave Jeffers, LRPC.

**Minutes** Mike Murphy moved, seconded by Dick Maher to accept the minutes of October 4, 2010 with two corrections. Motion passed.

**Amerigas Propane: Continuation of an application for a Site Plan Review to allow a Propane cylinder refurbishing facility and the installation of a 10'x40' office trailer on 2.9 acres at 100 Forrest Road (Tax Map U5 Lot 6) in the C/I zone.** Laurie Girard, representing the applicant, explained to the Board that she has just recently been retained for this project and therefore the application is still incomplete at this time. The applicant requests a continuance until the next meeting. Ms. Girard stated that an engineer will be reviewing the aquifer issues and the Fire Chief has made a site evaluation. She indicated that the Building Inspector requires that the office trailer have emergency lights, meet the Fire Department's approval and be located outside the zoning setbacks.

Amerigas needs to comply with OSHA regulations, but since this is an existing operation there is not a specific deadline. As there are currently more employees than in the past, OSHA requires more bathrooms, space for a meeting room and a separate office room.

Board members discussed the need for a site walk to be scheduled before the next meeting in order to move the application along. Dick Maher moved, seconded by Mike Murphy to continue the application to November 20, 2010 at 8:00 am for a site walk at 100 Forrest Road. Motion passed.

**Spaulding Youth Center – Conceptual discussion:** Susan Calegari presented preliminary plans for a 20,000 sq. ft. 10 class room educational facility at Spaulding Youth Center. The proposed location for the building is within the current parking lot, therefore parking will be located elsewhere. The current thought is for two separate parking areas with a total of 180 spaces. The engineers may want to present two separate site plans, one for the parking and then one for the building as plans are further developed.

Ms. Calegari stated that Spaulding currently has 62 students and this building will allow them the gradually increase to 100 students with many day students. Spaulding has studies showing the need exists for the classroom space. The buildings that are currently being used for classrooms will be utilized for office space and other uses.

There will be a new septic system for the building with water supplied by the current system of three wells. The present water supply is adequate for a sprinkler system in the building. The new parking areas need to be created before the building can be begun with groundbreaking planned for June of July 2011.

Ms. Calegari was advised that as this is a major site plan a design review is required before the formal application is submitted.

**Correspondence:**

- Conflict of interest procedure
- Sealing of minutes
- Legal questions and answers
- No delay of approvals because of outside agency approvals pending
- Change in cell tower regulations
- Plan-link – a training website for PB and ZBA
- Enforcement of PB decisions and conditions lies with the Planning Board itself

**Excavation Ordinance revisions:** Dave Jeffers has reviewed the current regulations and noted that 2/3 of the regulation comes directly from RSA 155E. Some of the additional items added by Northfield are now out of date. He will have a draft ready for the next meeting which will include a requirement for a yearly report with a summary of all work completed on the site.

**Site Plan Regulations revisions:** No update

**Bio-sludge regulations:** Carl Bartlett was present to answer questions from the board and explain the testing process of the materials. He noted that there may only be two properties in town eligible for the spreading of biosolids due to the requirement that there be 20 acres outside the setbacks of 500 feet from any residence and 200 feet from any road.

Members discussed whether they feel comfortable leaving Northfield's ordinance as is and relying on the state and federal regulations. After further discussion, no motion came forward to make any changes to the current zoning regulations. No amendments to the ordinance relative to bio-sludge regulations will be presented to the voters.

**January meeting:** Mike Murphy moved, seconded by Glen Brown to change the January 3, 2011 meeting to January 10, 2011. Motion passed.

Meeting adjourned at 8:55 pm.

Respectfully submitted,

Eliza Conde, Secretary

*Minutes approved 12-06-10*