

**TOWN OF NORTHFIELD
PLANNING BOARD
February 1, 2010**

MINUTES

Members present: Doug Read, Wayne Crowley, Dick Maher, Glen Brown, Michelle Bonsteel, Deb Shepard and Fran LaBranche. Also present: Todd Ryan, Alternate, Dave Jeffers, LRPC and Eliza Conde, Secretary.

Minutes: Glen Brown moved, seconded by Dick Maher to accept the minutes of January 4, 2010 as read. Motion passed. Dick Maher moved, seconded by Wayne Crowley to accept the minutes of January 19, 2010 as read. Motion passed.

Rebekah S. Demers: Continuation of an application for a Minor Site Plan Review for a Day Care facility for 3-12 pre-school aged children at 24 Tallwood Drive (Tax Map R6 Lot 31-4) in the R1 zone. Members reviewed a letter from Brad Ober, T-N Fire District indicating no concerns with the driveway entrance. Public hearing opened and closed with no comment. Wayne Crowley moved, seconded by Doug Read to approve the application as submitted. Motion passed. Michelle Bonsteel signed the site plan.

Amanda L. Ranni: Continuation of an application for a Minor Site Plan Review for a Child Care facility at 186 Hodgdon Road (R5 Lot 27A) in the Conservation zone. Members reviewed the newly submitted site plan map and observed there is no turn around for vehicles in the driveway. Ms. Ranni stated that she plans to have some gravel added to widen the driveway in the spring. It was suggested that a “hammerhead” turn around would be most appropriate so that vehicles will not be backing onto Hodgdon Road. The Day Care will be operating in the day time only. Signage will adhere to the town’s regulations and fencing will be required by the State of NH. Public hearing opened and closed with no comment. Wayne Crowley moved, seconded by Glen Brown to approve the application with 2 conditions: 1. To include a “hammerhead” of sufficient size to allow a car to turn around and far enough from the road to allow safe exit onto Hodgdon Road on the site plan and 2. To include the Book and Page for the property on the site plan. Motion passed. Ms. Ranni was advised that the site plan would be signed as soon as she submits it to the town without having to wait for the next meeting.

Dorene Byrne/Roger & Ellen Goodine: Application for a lot Line Adjustment between Tax Map R17, Lots 33A and 33B at 760 and 780 Bean Hill Road in the Conservation zone. David Collier, representing the applicant, explained that this lot line adjustment straightens the line between the properties and makes the Goodine property more conforming. There are no changes to either property which have existing homes, septic systems, wells, etc. and no impact to the Class VI portion of Bean Hill Road. Dave Jeffers requested that the location of the abutter’s name on the north west corner be corrected.

Fran LaBranche moved, seconded by Wayne Crowley to accept the application as complete. Motion passed. Public hearing opened and closed with no comment.

Fran LaBranche moved, seconded by Wayne Crowley to approve the application as submitted. Motion passed.

Bruce Havey: Application for a 4 lot subdivision of 113.863 acres at 606 Bean Hill Road, Tax Map R 17 Lot 37, in the R1 zone. After review of the application, Wayne Crowley moved, seconded by Doug Read to accept the application as complete. Motion passed. Jim Bolduc, representing the applicant, reviewed the plan. Since the ZBA denied a variance to allow the lots to have smaller road frontage, the applicant is proposing a town road rather than the private drive. There will be three new lots of 2.977, 2.78 and 9.454 acres each with private sewer and water and each meeting the requirements of the building envelope. With the proposed road being public, the lots will now all have frontage on a road approved by the Planning Board. The Board made it clear that this does not mean the town will accept and maintain the road. The applicant is asking for a waiver to defer pavement on the road until such time any further development is proposed. The small lots have been delineated for wetlands and mapped topographically, a storm water management report is completed and a conceptual master plan for future development is included in the application. Waivers being requested are:

1. Not requiring topographic and wetlands delineation of the large remaining lot
2. To allow a “hammerhead” turnaround instead of a cul-de-sac
3. To allow the entrance to the proposed road to stay with the current up hill 2% grade rather than the required down hill entrance. This would have less visual and physical impact as creating the down hill entrance would require a larger cut off Bean Hill Road and the culvert would have to be deeper, requiring more impact further down the road.
4. To defer the paving of the proposed road until such time as further development is proposed.
5. To allow 3 feet of cover over the culvert rather than 4 feet to minimize the impact to the intersection with Bean Hill Road.
6. To allow the remainder lot to remain non-conforming to the 4-1 ration for lot sizing.

Mr. Bolduc reviewed comments from the Planner’s report as follows:

- a. A maintenance agreement by the property owners for maintenance of the proposed road will be included on the plan and deeds
- b. Keeping the wetlands that are on the 9 acre lot with the larger lot would not make a difference for wildlife because the area cannot be developed and it makes no differ
- c. The plan shows a 75’ buffer from all wetlands on the 9 acre lot, so there will be no impact on the wetlands and the driveway does not cross the wetlands.
- d. Sprinklers will be required – will state so on the plan.
- e. Have not received comment from the Road Agent as of yet.
- f. Road construction will be overseen by the Town’s engineer at the applicant’s expense.

Michelle Bonsteel suggested it would be prudent to ask the Town’s engineer if the requested waivers on road construction would be acceptable before making any decision on the completeness of the application. The town will want to make sure the slope of the road, the depth of the culvert and drainage plans are adequate. Dick Maher and Wayne Crowley questioned whether the lots will have the appropriate frontage if the town never accepts the road. Michelle Bonsteel explained that as long as the Planning Board approves the road that is of Class V standard, building permits can be issued. She added that there needs to be a note on the plan that states that if ANY further subdivision is proposed, paving will be required.

The Planning Board will seek an estimate for an engineer's review of the proposed road plans and then the applicant will have to deposit dollars in the amount of the estimate before the review can begin. The review will include whether the requested waivers are appropriate. The plan needs to include a note about required sprinklers and remove the wording "town road". The Planning Board wants a report from the Road Agent and a site walk will be scheduled after the engineer's review

Public hearing opened: Steve Welch expressed concern about the condition of Bean Hill Road and requested that an impact study be conducted. The current condition of the road does not allow two cars to pass at one time. Public hearing closed.

Wayne Crowley moved, seconded by Fran LaBranche to continue this application to March 1, 2010 pending completion of an engineering review for construction of the road, the waivers requested, calculations for drainage, the entrance to Bean Hill Road and an impact study of Bean Hill Road and deposit of escrow in an amount to cover said reviews. Motion passed.

Wayne & Kimberly Robichaud: Application for a Lot Line Adjustment between Tax U10 Lot 11 and U11 Lot 11-1 at 24 Bean Hill Road in the R1 zone. David Krause, representing the applicant, presented a map clearly showing the two areas to be added to U10 Lot 11 from the smaller parcel. The smaller lot will have 158' total frontage and just over 2 acres and will meet all setback requirements.

Wayne Crowley moved, seconded by Glen Brown as complete. Motion passed. Public hearing opened and closed with no comment. Wayne Crowley moved, seconded by Dick Maher to approve the application as submitted. Motion passed.

Mark Hayes: Application for an amendment to a site plan originally approved 07-13-2005 to allow a 60'x140' steel truss fabric building at 75 Ski Hill Drive (Tax Map R17 Lot 21) in the Conservation zone. Members reviewed the site plan and asked about drainage and access to the fabric dome. Public will enter the south end nearest the buildings. There will be a large door on the north end for maintenance equipment. The drainage has been designed to collect and filter the water before it is directed toward a seasonal brook. Fran Labranche asked about fire hazard and was told that the Fire Department is reviewing the materials for the building and if the more expensive fire retardant fabric is required, that will be installed. The Fire Department will determine whether sprinklers will be required and the maximum number of people allowed in the building. The number of trusses used in the building is determined by the average snow load for this area.

The plan needs to include the path/walkway to the building and remove the roadway currently shown.

Public hearing opened: Dawn Austin inquired about the exact location of the building which is east and downhill from the parking lot, not on the entrance road to the area. Tom Fulweiler expressed his support for the application via letter. Public hearing closed.

After further discussion relative to the Fire Department's responsibility to make requirements for the building, Fran LaBranche moved, seconded by Wayne Crowley to accept the application as complete. Motion passed. Wayne Crowley moved, seconded by Fran LaBranche to approve the application as submitted. Motion passed.

Other:

1. DES- Kip Cormier: Alteration of Terrain plan submitted as required
2. LRPC – NHPR survey
3. Growth Ordinance: Doug Read commented that the Planning Board is not implementing the Growth Ordinance as required and therefore shouldn't continue it as there is no demonstrated need. Members reviewed building permits since 2004 and although the numbers are down, it was decided at the Jan. 19 workshop to ask the voters if they want to continue it.
4. Dave Jeffers informed the Board that there was an omission in the Ground Water Protection Ordinance that needs to be added. Glen Brown moved, seconded by Wayne Crowley to modify the language of the Ground Water Protection Ordinance to add “and Geohydrology and Water Quality of Stratified-Drift Aquifers in the Upper Merrimack River Basin, South-Central New Hampshire” to the first paragraph of Section #4, page 3 of the Ordinance. Motion passed.
5. Members agreed that it is permissible to send the Planner's Report to an applicant before the Planning Board meeting with the understanding that no decisions have been made on the report.
6. Michelle Bonsteel is resigning from the Board as of the March meeting. Members accepted her resignation with regret. A new chair will be selected at the March meeting.

Meeting adjourned at 9:50 PM.

Respectfully submitted,

Eliza Conde, Secretary