

**TOWN OF NORTHFIELD
PLANNING BOARD
May 3, 2010**

MINUTES

Members present: Doug Read, Todd Ryan, Dick Maher, Wayne Crowley, Glen Brown, Fran LaBranche, Jamie Knowlton and Kim Robichaud. Also present: Dave Jeffers, LRPC and Eliza Conde, Secretary.

Minutes: Glen Brown moved, seconded by Fran LaBranche to accept the minutes of April 5, 2010 as read. Motion passed. Fran LaBranche moved, seconded by Dick Maher to accept the minutes of April 10, 2010 as read. Motion passed.

Public Hearing:

The Planning Board proposes to increase the required Reclamation Bond for an Excavation Permit from the current \$2,000/acre to \$5,000/acre. As this dollar amount should have been \$5,500/acre, Fran LaBranche moved, seconded by Jamie Knowlton to postpone the hearing to the June 7, 2010 meeting. Motion passed.

Old Business:

Bruce Havey: Continuation of an 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. Referring to a letter from Quantum Construction indicating that required improvements to Bean Hill Road would cost \$6400, Bruce Havey proposed paying a third of that amount since his project increases the traffic by one third. He further stated that since the problems with Bean Hill Road have been ongoing, he does not believe he should pay for the entire improvements. Wayne Crowley responded that his proposed building lots exacerbate the issue of the road and the Planning Board has been advised by the Road Agent and QCC that these improvements should be made. Mr. Havey pointed out that this is in essence an impact fee of \$1600/lot and he hoped that if there is any other development on the road those owners would be expected to pay the same amount. Wayne Crowley indicated that the road improvement expense should be tied to the issuing of the building permits. Dick Maher suggested that perhaps Mr. Havey would be reimbursed by future subdivisions, however that would be difficult to monitor. Mr. Havey added that just the construction of the entrance to his road is going to involve improvements to Bean Hill Road. Wayne Crowley stated that the improvements are needed because of the application at hand and the cost of the improvements is \$6400.

The Road agreement has been reviewed and expanded by Attorney Serge. Mrs. Havey presented a revised version with name spelling corrections and a question about a reference to transporting children to a school bus stop. This item needs to be clarified, but in general the Havey's agree with the document. Mr. Havey also agreed that the road will be built to the town's specifications and he will escrow the \$5,040.00 for oversight by the town's engineer.

Waivers:

1. 4-1 ratio on lot sizing: as the existing lot is non-conforming and the remainder lot will remain non-conforming, Dick Maher moved, seconded by Todd Ryan to grant a waiver to the 4-1 ratio requirement. Motion passed.
2. Dick Maher moved, seconded by Todd Ryan to grant a waiver for the topographic mapping requirement for the remainder lot. Motion passed.
3. Dick Maher moved, seconded by Glen Brown to grant a waiver for the wetlands mapping of the remainder lot. Motion passed.
4. Dick Maher moved, seconded by Todd Ryan to allow a hammerhead turn-a-round instead of the required cul-de-sac. Motion passed.
5. Dick Maher moved, seconded by Fran LaBranche to grant a waiver for the paving of the road for the first four building lots. No bituminous surface to be required until such time further subdivision is proposed. Motion passed.

Further discussion followed relative to improvements to Bean Hill Road, changes to the Road Agreement, tying the road improvement costs to the first building permit, etc. Glen Brown moved, seconded by Dick Maher to grant approval for a 4 lot subdivision of 113.863 acres at 606 Bean Hill Road, Tax Map R 17 Lot 37, in the R1 zone with the following conditions:

1. That the escrow for engineering fees be deposited with the town,
2. That the Road Agreement be approved by the Town's attorney
3. That the Bean Hill Road improvement costs be tied to the first building permit
4. That the Road Agreement be recorded with the Registry of Deeds.

Motion passed.

New Business:

Douglas L. Read: Application for a 2 lot subdivision of 4.88 acres on Concord Road (Tax Map R7 Lot 29a) in the R1 zone. Doug Read stepped down from the Board and Kim Robichaud sat at the board for him. Dave Krause, representing the applicant reviewed the application for subdivision of 4.9 acres into two lots with frontage on Concord Road. The wetlands have been delineated and both lots have adequate square footage for a buildable area. The boundary between the two proposed lots is not straight as it follows the drainage which seemed to be a natural boundary. The access to the southern lot will be by easement from the abutting lot. The proposed driveway to the northern lot is located within the wetlands buffer and requires a Special Use Permit. The location of that driveway was determined by the existing break in the wall, the sight distance and the previously approved driveway permit from the NHDOT. DOT would not allow another location because of site distance issues. Dave Jeffers stated that the application is complete except for the lack of signature by the wetlands scientist. Fran LaBranche moved, seconded by Dick Maher to accept the application as complete. Motion passed. The Board then discussed the application for a Special Use Permit for the driveway to be within the 50' wetlands buffer. The NRCS and Conservation Commission submitted letters in support of the plan. NRCS included construction specifications that should be adhered to. Jamie Knowlton moved, seconded by Todd Ryan to accept the application as complete. Motion passed.

Public Hearing: Claude Hanks had no objection as the boundary lines appear to be correct. Public hearing closed.

Fran LaBranche moved, seconded by Dick Maher to grant approval for a 2 lot subdivision of 4.88 acres on Concord Road (Tax Map R7 Lot 29a) in the R1 zone with the condition that:

1. The Wetlands Scientist's signature be included on the final plan
2. The location of the existing buildings relative to the wetlands be indicated in a note on the plan.

Motion passed.

Douglas L. Read: Application for a Special Use Permit on 4.88 acres on Concord Road (Tax Map R7 Lot 29a) in the R1 zone. (See above) Glen Brown moved, seconded by Dick Maher to grant a Special Use Permit with the condition that the Wetlands Scientist signature be included on the final plan. Motion passed.

William Ware & Elissa Crosby: Design review for a 3 lot subdivision of 84.76 acres at 520 Bean Hill Road (Tax Map R17 Lot 25) in the R1 zone. Doug Read returned to the Board, Jamie Knowlton stepped down and Kim Robichaud sat in for Jamie. Ben Osgood, representing the applicant, reviewed the proposed subdivision of 3 lots, separating the existing home and the existing barn from the large lot. There are no additional homes planned and there will be no house on the lot with the barn. Dave Jeffers reminded the Board that this is considered a major subdivision because of the large remainder lot which requires a conceptual master plan for possible future subdivision. Wayne Crowley suggested that waivers can be requested for the master plan, topographic mapping, etc. in order to reduce the requirements of a major subdivision. Lots 1 and 2 will need to be delineated for wetlands and there needs to be space for a least one buildable area on lot 3. Dick Maher suggested that if the large lot were put into conservation with no further subdivision it could make it a simpler subdivision. The applicant was advised to submit a major subdivision application with waivers and enough information to indicate that the 3 lots are buildable. The Board will conduct a site walk after the formal application is submitted.

Other:

1. July 5 is a holiday. Glen Brown moved, seconded by Doug Read to meet on July 12, 2010 at 7:00. Motion passed.
2. Requiring a cd version of an application. More information is needed but will ask applicants to volunteer submitting the application with a cd to see if it is an improvement.
3. Excavation permits: The state now requires reports every five years, but Northfield's permits are for three years. Dave Jeffers will review the ordinance and permit application.

Meeting adjourned at 9:15 pm.

Respectfully submitted,

Eliza Conde, Secretary

Minutes approved 06-07-2010

