

**TOWN OF NORTHFIELD
PLANNING BOARD
February 7, 2011
MINUTES**

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

Chairman Crowley appointed Kim Robichaud and Mike Murphy as voting members for this meeting.

Minutes: Glen Brown moved, seconded by Kim Robichaud to approve the minutes of January 10, 2011 as read. Motion passed.

Spaulding Youth Center: Continuation of an application for a Major Site Plan for a 23,976 sq. ft Educational Facility with associated parking, utilities, septic system and drainage on 5.7 acres at 130 Shedd Road (Tax Map R10 Lot 3 and R14 Lot 1) in the Conservation zone.

Chairman Crowley reviewed the status of this application to date:

- All abutters have been notified
- The ZBA has granted a Special Exception for the project
- The Planning Board has approved a waiver for map scaling, a waiver for parking spaces and a Special Use permit for temporary disturbance within the 50 foot wetlands buffer.
- The ZBA agreed that the Planning Board should determine the number of parking spaces.
- The Fire Department has submitted a letter with recommendations
- The Storm Water Management Plan has been submitted,
- An Alteration of Terrain Permit application has been submitted to DES
- A Septic system design has been submitted to DES.
- The Highway Superintendent has submitted a letter with his recommendations for 15” culverts and the need for a waiver for the driveway on the Class VI portion of Shedd Road.

Susan Calegari added that the driveway permit applications have been submitted, the waiver will be signed and the plans will be changed to reflect the 15” culverts.

Erin Reardon explained the changes to the lighting plan which includes 20’ poles in the parking lots and 14’ poles in the walkways. All lighting will be down cast and will be sensor controlled. The additional lighting was needed for safety in the parking lots. The plans include corrected typo errors and hatching as well as phasing in of the landscaping. The areas where there is disturbance of soil will be landscaped right away, but Spaulding would like the opportunity to involve students in planting to celebrate Arbor Day and other events. The phased plan will have all landscaping completed within a year.

Ms. Reardon stated that the Alteration of Terrain and Septic Design permits are in the works at DES with all information submitted. The Driveway permits have been submitted with the upgrade to 15” culverts and the Class VI road waiver. There will be a fire hydrant fed directly from the cistern.

Parking: There are currently 112 spaces which is inadequate. There are no specific requirements for school parking in the zoning ordinance, but other town's ordinances were used to determine number of spaces. With the town's requirements for office space, etc. plus 1 space for each 300 sq. ft of school building 151 spaces would be required. They have added 8 ADA spaces and 10 visitor spaces for a total of 169. The plans balanced the need for plenty of parking while keeping the need for impervious surface as low as possible. Dave Jeffers noted that this use would come under "other" in the ordinance which states that the number of spaces is to be determined by the Planning Board, therefore no action is needed to approve the 169 spaces.

Glen Brown moved, seconded by Mike Murphy to approve the application for a Major Site Plan for a 23,976 sq. ft Educational Facility with associated parking, utilities, septic system and drainage as shown on plans submitted February 7, 2011 on 5.7 acres at 130 Shedd Road (Tax Map R10 Lot 3 and R14 Lot 1) in the Conservation zone contingent upon:

1. Alteration of Terrain permit approval by DES
2. Septic design approval by DES
3. The Plan to upgrade the driveway culverts to 15"
4. Driveway permits approved by Highway Superintendent
5. Class VI road waiver signed

Motion passed. Dave Jeffers suggested that the Planning Board should visit the site upon completion.

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. Loralie Girard, representing the applicant, introduced Burr Phillips, Engineer who will be working on the storm water management plan. She is planning submit a new plan which will address all issues of concern on this property. The plans will not be ready until the May 2 meeting and therefore Ms. Girard asked for a continuance, but in the meantime Mr. Phillips would like to have a conceptual discussion with the board. Mr. Phillips was informed that the discussion would not be binding on any decision by the Planning Board.

Burr Phillips explained that he is working on a storm water management plan for this property which is located within the groundwater protection zone with additional requirements. The site is currently 75-80% paved and once the water reaches the culvert on the end of Forrest Road it essentially reaches the stream. He asked if the board would waive the requirement for on site detention areas which would require additional pavement to be removed. The applicant will be required to remove 20 feet of pavement for storm water management, with an additional 15 ft required for detention areas creating a hardship for the applicant. Mr. Phillips stated that there would be no increase in the peak flow in the brook and replacing the culvert on Forrest Road would allow it to handle a 25 year storm.

Dick Maher expressed concern about the sandblasting that occurs on site and the need to make sure these contaminants do not enter the brook. Wayne Crowley asked what chemicals are used in the sandblasting and painting of the tanks. Mr. Phillips replied that a spill prevention control plan will be included in the Special Use Permit application.

Mr. Phillips asked for clarification on the site and whether it is grandfathered for the whole site. The regulations say that there cannot be more runoff than "existing conditions" create, but does that mean

before the business was on that site at all or before the most recent paving was installed. The applicant would rather install a larger culvert on Forrest Road then sacrifice more pavement for water detention on site. The runoff would be treated through the vegetated treatment swales before reaching the culvert. He added that treatment of the runoff is more important than the retention of it. Todd Ryan expressed concern about the runoff entering another person's property further down the road. Wayne Crowley explained that there would be no increase in the amount of water that already leaves the property, and that it currently enters an existing ditch and culvert.

Dick Maher reminded the engineer that there is concern about the tractor trailers making wide turns on Forrest Road and pushing dirt into the ditches. Ms. Girard stated that the plans will address this issue.

Wayne Crowley commented that the Board will not commit itself to granting a waiver for the detention ponds and that its decision will depend upon input from abutters and the Highway Superintendent when the application is submitted.

Dick Maher moved, seconded by Todd Ryan to continue this application to May 2, 2011. Motion passed. Abutters will need to be notified for this meeting.

Mark Hayes: Preliminary discussion – Highland Mountain Bike Park: Mark Hayes presented a map indicating the location of his proposed 5 campsites, a bunkhouse for 20 people and a comfort station. The current water supply and septic system are adequate for this plan. The size of the bunkhouse and comfort station would require a major site plan application and members discussed whether this is necessary for an addition to the existing business. Dick Maher expressed concern about control of alcohol and parties that may result with the proposed plan. Mr. Hayes replied that he has adequate staff and that he needs to control such activities in order to keep his business expanding.

After further discussion about the application members agreed that Mr. Hayes can use the Minor site plan application for a modification of the original site plan. He will need mapping showing the location of the campsites, the size of the buildings, lighting, the capacity of the septic system and a plan for control of the campers. Abutters will need to be notified.

Other:

- **Rules of Procedure:** Dave Jeffers presented suggested changes to the current document to reflect the new regulations relative to the role of Alternates on the Board. Members reviewed and adjusted these changes which will be presented at a Public Hearing on March 7, 2011.
- **Amerigas:** Wayne Crowley informed the Board that Amerigas has already installed the building that was the initial reason for the Site Plan application which has not been approved. They apparently were obliged to have the space per OSHA regulations. There are many existing conditions that have not been permitted over the years, and at least through the Site Plan process the Board can get the site to conform to regulations better than it currently exists.
- **Northern Pass:** Wayne Crowley brought this project to the attention of the Board as it impacts much of the state and includes 40 miles of new right of way through the northern part of the state.
- **Your Town:** This is a planning opportunity for towns to participate in community planning.

- **Economic Development:** Dick Maher expressed concern that the Selectmen want to create an economic development committee over and above the one that already exists and has been active since 1990. It doesn't make sense to him to duplicate what has already been done over the years.

Meeting adjourned at 9:25 pm.

Respectfully submitted,

Eliza Conde, Secretary

Minutes approved 3-7-2011