

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

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

Minutes: Glen Brown moved, seconded by Dick Maher to accept the minutes of Feb. 7, 2011 as read. Motion passed.

Public Hearing: The Planning Board will hold a public hearing on proposed changes to the Planning Board Rules of Procedure. Dave Jeffers explained that the changes made were relative to the role of Alternates on the board and are contained in sections 2.9, 2.14, 8.6 and 8.7. Public hearing closed with no comment. Glen Brown moved, seconded by Doug Read to accept the changes to the Planning Board Rules of Procedure as presented. Motion passed.

Mark Hayes: Application for a Minor Site Plan Review to add Bike Park campsites and a Bunkhouse for Highland Mountain Bike Park at 75 Ski Hill Drive (Tax Map R17, Lot 21-2) in the Conservation Zone. Mark Hayes presented maps and drawing of his plans. He originally applied for a 20 person bunkhouse and 5 campsites with a comfort station, however he is only asking for the bunkhouse at this time. 5 campsites will not generate enough income to support the cost of the comfort station while encouraging the use of the free parking lot camping. The bunkhouse will be located 100 feet from the business office, 55 feet from the pond and 25 feet from the tower access road. The septic system is gravity fed and adequate for this additional use. Fran LaBranche asked if there are guidelines for restrooms and if they will be co-ed. Mark replied that each toilet will be enclosed and will include a shower so that there will be privacy. He would like to encourage girls to attend his camps, but currently the campers are males from 14-18 years of age. If there are female campers, then there will also be female counselors. Mr. Hayes stated that his goal is to have a camp session using the bunkhouse every week, however, if it is unoccupied he would rent it to other bikers.

Items discussed:

- There is currently a first aid facility in the main building.
- Alcohol should not be an issue with the campers
- Lighting will be similar to the existing features. There will be a screened deck on the back of the bunkhouse so lighting will be away from the parking lot.
- Fire suppression in the bunkhouse may be an issue for the fire department. The Planning Board would like a written statement from the Fire Department on what is or is not required within the bunkhouse.
- Mr. Hayes is currently working with the Fire Department on a Life Safety Plan for any emergencies that might occur.

Dave Jeffers recommended that the application not be accepted as complete as the plan does not show the abutters names, the tax map numbers, the distance of the building from the boundary lines

and the scale bar needs correction. He also suggested that the wetlands nearest the proposed bunkhouse are not delineated on the map, so that it is difficult to determine if the 50 foot wetlands buffer is an issue. Mark Hayes replied that he can provide wetlands mapping, he has asked for a waiver from showing the distance to the boundaries as they are over 200 feet, has added the tax map number and has fixed the scale bar. The only distance issue is the 55 feet from the pond as the edge of the wetlands cannot be determined on the map.

Public Hearing: Kevin Austin expressed some concern about the location of the bunkhouse and the possible behavior of parking lot campers being in the vicinity of the campers. Mark Hayes responded that there will be camp counselors and that the campers will be kept as separate as possible. Gary Brunt added that noise has been a problem on occasion as the noise bounces off the hill. His main concern was the dust problem on the road which is getting worse as more traffic occurs. Mr. Austin concurred that dust is a problem. A long discussion followed relative to control of the dust, whose responsibility it is and how to minimize the problem. As Mr. Hayes owns the road and the abutters have the right to use it, the Planning Board agreed that it has no control over this issue and that it needs to be worked out between the abutters and Mr. Hayes. Dave Jeffers suggested that Mark contact the Highway Superintendent for ideas and/or the UNH T-Squared program. Mark Hayes explained that he has improved the road, making an attempt to satisfy the abutters, but was not aware of the extent of the dust problem. He will do what he can. Public hearing closed.

Wayne Crowley advised Mr. Hayes that he needs to provide the following:

1. The map with abutters names, etc.,
2. Written recommendation relative to fire suppression in the bunkhouse from the Fire Department,
3. A copy of the wetlands delineation, and
4. Correct the name of the road on the map.

After some discussion whether the plan could be conditionally approved, Fran LaBranche moved, seconded by Todd Ryan to continue the application to April 4, 2011. Motion passed.

Other:

- Spaulding Youth Center has not submitted the final site plan to date.
- Master Plan – needs to be updated in 2013. Wayne Crowley asked Dave Jeffers to report on what the RSA requires for an update.
- Amerigas will be back in May. Wayne Crowley spoke with the Selectmen about Amerigas installing the building before Planning Board approval.
- Economic development – Dick Maher asked for support relative to the existing T/N Economic Development Corp as opposed to the Selectmen's plans for creating a new group.

Meeting adjourned at 9:05 pm.

Respectfully Submitted,

Eliza Conde, Secretary

Minutes approved 04-04-2011

