

**TOWN OF NORTHFIELD  
PLANNING BOARD  
June 7, 2010  
MINUTES**

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

**Minutes:** Dick Maher moved, seconded by Kim Robichaud to approve the minutes of May 3, 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 \$5,500/acre.** Public hearing opened and closed with no comment. Dave Jeffers stated that Belmont and Franklin do not have a set amount but had indicated that \$5,500 was in the ball park for reclamation costs. Ossipee uses the \$5,500 amount. The motion to increase the Reclamation Bond for an Excavation Permit from \$2,000 to \$5,500 passed with one abstention.

**William Ware & Elissa Crosby: Application for a 3 lot subdivision of 84.76 acres at 520 Bean Hill Road (Tax Map R17 Lot 25) in the R1 zone.** John March, representing the applicant, presented updated plans which have been stamped by a wetlands soil scientist. He added that he will be asking for waivers for wetlands, soils and topographic mapping of the large lot, as well as for the 4-1 ratio requirement for lot size. The wetlands scientist mapped lots 1 and 2, but did not do anything on lot 3. Wayne Crowley reminded Mr. March that the Board requires that the plan show that a building can be placed on lot 3 and without wetlands mapping that can't be shown. Mr. March stated that Lot 3 has the same soil as lot 1, but Dave Jeffers replied that the Board needs to be confident that there is sufficient area on lot 3 to build a home. He pointed out that the Northfield Subdivision regulations require site specific soil mapping rather than using the county soil survey. If the applicant wishes to not do the site specific soil mapping an additional waiver would be required.

Doug Read commented that there should be site specific soil mapping on at least 2 acres of lot 3 as well as lots 1 and 2. He also informed the applicant that a building envelope is to be shown on the plan. Dave Jeffers added that the Conservation Commission also requested that the access area for lot 3 be delineated for wetlands as well. Wayne Crowley summed up the requirements, stating that the Board requires that it be shown that lot 3 is buildable and accessible, that site specific soil mapping is required on all three lots and the building envelope of at least 20,000 contiguous sq. ft. must be shown on the plan. A site walk will be scheduled and the Board will want the buildable area flagged out, the boundary lines flagged and wetlands mapped out on the ground.

Dave Jeffers added that the final plan must show the abutters names and addresses. Wayne Crowley commented that the application is not yet complete without the site specific soils mapping, therefore it should not be accepted as complete at this time. Dick Maher moved, seconded by Mike Murphy to

continue this application to the site walk scheduled for 8:00 am June 19, 2010 at 520 Bean Hill Road. Motion passed.

**Other:**

1. September 6 is a holiday. Dick Maher moved, seconded by Mike Murphy to change the September meeting to September 13, 2010. Motion passed
2. Excavation regulations: Changes to the town's Excavation Ordinance need to be made in order to coincide with the new state regulations which require reporting every 5 years. Members discussed the regulations at length and whether 5 years is too long to allow a potential problem to go uncorrected. The current town regulations state that the permit is good for 3 years, but does not address the procedure for renewing a permit. It appears that the state does not require a new permit, but does require reporting every 5 years as long as there are no changes to the plan. Dave Jeffers will research the state's procedure and make suggested changes to the Excavation Ordinance to make it comply with the state.
3. Cormier Excavation Permit: This permit was for two years in order to allow Mr. Cormier to submit his progress report to the town and the state simultaneously. As he was issued a permit in 2008 which has now expired, he expected he would receive another permit good for 5 years. Members discussed whether a permit should be issued, can it just be extended or does the town require a new application. The general consensus was that since the state has extended his permit for 5 years, at which time another progress report is required, the town should do the same.
4. FAL: This 3 year permit has expired and there has been no report submitted to the town. A letter will be sent to FAL asking if they have submitted a progress report to the State and if the state has sent them a letter indicating the next report would be due in 5 years. FAL should attend the next Planning Board meeting to submit their progress report so that their town permit can be extended.
5. Enforcement of items that the Planning Board requires as part of approval of a plan is of concern. There is no follow up to be sure the requirements are met.

Meeting adjourned at 8:45 pm.

Respectfully submitted,

Eliza Conde, Secretary

*Minutes approved July 12, 2010*