

**TOWN OF NORTHFIELD
PLANNING BOARD
JANUARY 6, 2020
MEETING MINUTES**

Members Present: Jason Durgin, Doug Reed, Wayne Crowley, Sheena Duncan, Joyce Fulweiler;

Also Present: Stephanie Giovannucci, Scott Haskins, Stacey Partridge, Mark Hubble, Christopher Hunt, Lynn Hebert, Pierre Letourneau.

Having a quorum established Jason Durgin called the meeting to order at 7:02 PM.

Crowley/Reed moved to approve the minutes of December 11, 2019 as presented. **Motion Passed** with two abstentions

Winni River Campground Preliminary Hearing:

Chairman Durgin explained to the Board that they were here for a preliminary hearing there was not an official application yet and that they wanted to just ask some questions for their engineer.

Ms. Partridge asked the Board how much Tilton would be involved in the site plan since they are an abutter. Mr. Crowley stated that they would use the same abutters that they did on their zoning application. The Board discussed whether it would be a regional impact. Mr. Crowley stated that LRPC would review the application and determine what is impacted. Ms. Duncan asked if we should contact Franklin due to tourism impact on the trail. Chairman Durgin stated that LRPC will take care of contacting Franklin.

Ms. Partridge asked will the Town have any issues with us filling in any wetland areas. Chairman Durgin stated that would be up to DES. Mr. Crowley stated to ask their wetland scientist he would be the one to answer that question.

Ms. Partridge asked would building the campground in phases be allowed. Chairman Durgin stated that would be allowed and would need to be outlined on the site plan review due to safety reasons.

Ms. Partridge asked what the Town would require for landscaping and lighting. Chairman Durgin stated that zero opt lighting is pretty typical and that way we won't have any lighting pollution. Chairman Durgin reviewed the site plan for the landscaping. Ms. Duncan asked in the seasonal areas would the RVs be open or closed in the off season. Ms. Partridge stated closed. Chairman Durgin stated for landscaping it would be up to what they want to do and to have it included in the site plan, obviously not just dirt. Mr. Crowley stated it would be ideal to leave it as natural as possible. Ms. Partridge stated they are trying to keep as many trees as possible.

Mr. Crowley asked if the sewer would go into public sewer. Ms. Partridge stated it would and she believed that they would be using public water as well. Mr. Crowley asked Chairman Durgin if the site plan showed how many sites. Chairman Durgin Stated approximately 290 total, and also included is 6 bath houses, estimated 9,200' of road, 60' x 80' Rec hall, and 60' x 80' Store.

Mr. Haskins asked if it is up to the Board or the applicant if the campground can be seasonal or not. Mr. Crowley stated that the applicant can choose what kind of sites they want, but there are regulations due to safety access. Chairman Durgin stated that everything will be considered by the Board. Ms. Hebert asked about taxes if it's not a registered RV do they have to pay taxes. She stated that in Rumney at her seasonal campground she pays taxes rather than registering her RV.

Mr. Crowley asked when they will submit an application. Ms. Partridge stated she needed to check with Steven Partridge because she is unsure what else he needs to do with the engineer.

Zoning Review:

• ***Continued discussion of Amendment 1 & 2:***

The Board discussed Amendment 1 & 2 and decided to combine the two and eliminate amendment 2.

Crowley/Duncan made a motion to include amendment 2 with Amendment 1 and delete 2 and recommend the warrant article as amended. **Motion Passed.**

The Board discussed if there are not any substantial changes made then they would not need to have another public hearing.

Chairman Durgin opened the floor for public comments.

Mr. Haskins asked what does this definition mean, and why are we changing it. Chairman Durgin stated if you had an empty lot and wanted to put storage on the lot it wasn't allowed, this would now allow it. It's non-commercial though a business would need to have a site plan in order to have a business on the empty lot.

Mr. Hubble stated the way this is worded now it would not be allowed in R2, Jason stated yes with a special exception. This is due to acre size in R2 and water setbacks in the WR zone.

Ms. Fulweiler asked about if they would be allowed to put a metal container. Chairman Durgin stated that that would be a case by case issue. If it is less than 120 sq. ft. it does not require a Building Permit.

- ***Continued discussion of Amendment 3(a):***

The Board agreed to change the previously adopted by the Town to currently adopted by the State. Mr. Crowley said there is a RSA that states if the Town does not have their own building code then they need to go by the States. Mr. Crowley asked Chairman Durgin to explain the change. Chairman Durgin said due to the Building Code temporary occupancy can only be for 180 days. They can apply for an extension though.

- ***Continued discussion of Amendment 3 (d):***

Delete in its entirety. Chairman Durgin stated the reason he wanted it deleted because if the Town allows residents to live in campers it becomes a liability issue. It does not meet life safety, fire codes, etc. By taking it out it will no longer state that we are allowing it which is against National Building Code. If there is a complaint filed with the Town it will not state anywhere that it is allowed. Mr. Hubble asked what if my parents want to stay for a few months in their RV with the correct hookups. Mr. Crowley stated we cannot allow it per the Building Code. Mr. Hubble stated what would you charge me with if I told the code enforcement officer to screw off. Chairman Durgin stated we would take you to court to get the RV removed. We are not allowed to give written permission due to the building code contradicts it. Mr. Haskins asked what if the amendment does not get approved then what. Chairman Durgin stated then we will still have an issue with our ordinance because of the Building Code. He also stated that all other Towns are silent on campers. The Building Code states you need an occupancy permit to live in a temporary structure. Chairman Durgin stated that the Town cannot give you permission to live in your car or in a camper. Ms. Hebert asked what if I bought a bunch of slabs and allowed Rv's on them. Chairman Durgin said that would be considered a campground. Ms. Hebert stated okay I understand what you are doing then. Mr. Haskins stated so basically if someone's neighbors complains then that is when it becomes an issue. Chairman Durgin stated yes and it becomes an issue when people are trying to skirt a camper and put a woodstove in it to live year around.

- ***Continued discussion of Amendment 3 (e):***

Change to read National Building code currently adopted by the State and State of NH Regulations.

Fulweiler/Duncan moved to accept Amendment 3. **Motion Passed.**

Continued discussion of Amendment 4:

Chairman Durgin asked if there was much discussion at the last meeting about these changes. Ms. Fulweiler stated basically just questions about understanding the changes.

Mr. Crowley asked if all the abutters were notified by mail. Ms. Giovannucci stated yes that they were all notified via US Mail.

Mr. Lontreau asked about the acreage size of the lots that are already there. Chairman Durgin stated that existing lots are okay and not affected. Mr. Lontreau also asked why we would not want to make it R2 versus R1. Chairman Durgin stated that we try to keep R2 for the village area only. Mr. Lontreau stated we could get more affordable housing. Chairman Durgin stated there is still a way to do that in R1 it's called cluster housing.

Fulweiler/Crowley moved to recommend Amendment 4 warrant article as corrected. **Motion Passed.**

Continued discussion of Amendment 5:

Chairman Durgin stated this was originally missed when the Town originally implemented the 500' band.

Mr. Hubble asked by making this amendment is this going to make it so houses could go into that forest area. Chairman Durgin stated that only for the first 500 ft. This is basically to make it match the rest of our maps.

Crowley/Duncan moved to recommend Amendment 5 warrant article as proposed. **Motion Passed.**

Other Business:

Mr. Hunt stated he was concerned with housing, traffic, planning and road improvements and he felt that everyone is just pushing new businesses. He stated that eventually on Rte.140 there will need to be turning lanes. The taxes are not going down they are going up even though everyone is pushing business. It's going to be a tight community and no one's planning ahead how we are going to be moving all these cars around. He also stated that we need to find housing that people can afford to own.

Being no other business the meeting adjourned at 8:37 PM

The next Planning Board meeting will be on February 3, 2020.

Minutes Approved on February 3, 2020