

**TOWN OF NORTHFIELD  
PLANNING BOARD  
March 2, 2020  
MINUTES**

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

**Also Present:** Stephanie Giovannucci, Heidi Cole, Scott Haskins, Christopher Hunt, Bert Spooner, Pennie Spooner, Cathy Keyser, John Guay, Lenny Pickering, Richard Maher, Kevin Waldron, Chief John Raffaely, and Christopher Knight;

Having a quorum established Chairman, Jason Durgin called the meeting to order at 7:00 PM.

**1. Preliminary Discussion for Christopher Knight – Potential Solar Field on Forrest Road, (Map U05, Lot 07) in the C/I Zone.**

Mr. Knight informed the Board that he is looking into constructing a solar field on Forrest Road. Chairman Durgin asked about the current vegetation on the land. Mr. Knight stated that there are thick small trees. Ms. Beadle asked about an entrance through the wetlands. Mr. Knight said there is a path there now, but not intended for vehicles and that it would require a wetland crossing permit. He also stated that there would not be a lot of activity after the initial construction, just lawn mowing as needed. Mrs. Fulweiler asked if Mr. Knight worked for a particular company or if he was doing this on his own. Mr. Knight stated he was doing this on his own, but he has assisted in other solar field projects. Mrs. Fulweiler asked about connection to the electrical company. Mr. Knight said they are currently working with Eversource for approval, and added the idea behind it is to offer it to local residents and businesses and it would save them about 10% on their current bill. Mr. Crowley asked about the expected time frame. Mr. Knight stated that it takes a year or two, but he hopes to get all approvals to start construction in spring of 2021. Mrs. Fulweiler asked if he could provide pictures of other sites that has done or assisted with. Mr. Knight said he would send them to Mrs. Cole to distribute. Ms. Beadle asked how far they would need to cut for sunlight. Mr. Knight said about 100 feet. Mrs. Fulweiler asked why the current plans say 50 feet and 100 feet from the Highway. Mr. Knight explained that these are just conceptual plans, but he did speak with the Zoning Board of Adjustments about getting a variance for the 50 feet from the Highway and they did not see an issue with it.

Chairman Durgin opened up public comment at 7:20 PM

Mr. Maher and Mr. Pickering both stated that they would check with the State first because they have known others to run into issues with the State and their right of way. Mr. Pickering also asked about how the power is transported. Mr. Knight stated that there would be a transformer on a pad. Mr. Hunt asked about the soil that is currently there. Mr. Knight stated that the samples have not been fully done by an engineer yet, but from what they could see it is pretty sandy. Mr. Maher asked if this Solar Field would affect the taxes of the residents. Mr. Knight stated that he would be taking some of the land out of current use so he would be paying a tax penalty to the Town and there is only a 25- 30 year life span for the system and after that time the land would be returned to how it is today. Mr. Pickering asked if Mr. Knight maintained the system or if the Town did. Mr. Knight stated that he would maintain it. Mr. Waldron asked what happens to the equipment at the end of its life, Mr. Knight said the panels can get recycled. Mr. Haskins asked if the Zoning Board of Adjustments couldn't approve the 50ft set back could Mr. Knight still do the project. Mr. Knight explained that most mega lots are 5 acres with 1 megawatt, and that he is looking to utilize at least 5 acres.

Chairman Durgin closed public comment at 7:28 PM

**2. Continued Application for Cathy Keyser & John Guay - Minor Site Plan Adjustment at 95 Park Street, (Map U08, Lot 7) in the R2 Zone.**

Chairman Durgin stated that he had Mrs. Giovannucci contact the New Hampshire Municipal Association to clear up some questions from the previous meeting. NHMA stated since that the Boonedoxz would fall under a Restaurant and the definition in the Zoning Ordinance, they added that the definition is very broad, not only can it mean a Sports Bar, it can mean fast food, nightclubs, anything that serve food and drinks, etc. Chairman Durgin added that the Planning Board has no authorization to regulate noise coming from the Boonedoxz, this falls under the local ordinance and the Police Department. In addition, the original Site Plan is in violation because the Town never received a map showing outside seating, lighting and parking. Chairman Durgin stated that going forward no notice of decisions will be submitted until all documentation is received and reviewed by the Chair and that more detail will be included in the notices. Chairman Durgin asked Ms. Keyser and Mr. Guay which days they would be open. Ms. Keyser stated that they would be open May 1<sup>st</sup> through October 31<sup>st</sup> Wednesday through Sunday from 12pm until 1am. Ms. Keyser also stated that she would also be open for

select Holiday Parties such as Halloween, Christmas, and New Year's. Chairman Durgin asked which nights would have live entertainment. Ms. Keyser stated Saturdays from 7:30pm until 11:00pm. Chairman Durgin asked which nights would they have Karaoke. Ms. Keyser stated Friday nights. Chairman Durgin asked which nights they would have a DJ. Ms. Keyser said that they would have a DJ on Sundays and Thursdays. Ms. Keyser also stated that each year for bike week they would be open 7 days that week, but their entertainment schedule would remain the same. Chairman Durgin asked if there was a dumpster on site. Ms. Keyser confirmed there was. Chairman Durgin asked if there was any lighting added. Ms. Keyser stated that there was no additional lighting added from what was already there when she purchased the property. Chairman Durgin asked what the seating capacity is. Ms. Keyser stated 80 seats inside and out. The Board discussed the amount of parking spaces needed per guest and confirmed that the Boonedoxz had plenty of spaces. Mr. Guay stated he has also made some changes regarding the live music that he moved the stage to now face the bar and will keep that door closed to try to eliminate some of the noise. He also stated they would be moving the kitchen to the other empty garage stall. Chairman Durgin stated that they need to be sure to get building, electrical and plumbing permits. Chairman Durgin also stated that he would not be giving any approved notice of decisions for the site plan adjustment until we received a floor plan sketch.

Chairman Durgin opened up public comment at 8:02 PM

Mr. Maher asked if there was a bathroom for men and women. Mr. Guay stated that they have one unisex bathroom and portable units. Mr. Spooner stated he was happy that Mr. Guay has taken steps to fix the noise issue with the entertainment. Mr. Spooner asked the Board when someone applies for a site plan what are the specific and what does the Town require. Chairman Durgin stated that we expect the application to be filled out in full with as much detail as possible. Mr. Spooner asked what the Board is planning on doing about adjustments asked for. Chairman Durgin stated that in Article 7 Table 1 if an use is not listed then a variance is needed, but the Boonedoxz falls under a restaurant so therefore no variance is needed. Mr. Spooner then asked for signed documentation stating that information from NHMA. Mrs. Giovannucci told Mr. Spooner that information would be in the meeting minutes and added that her conversation with NHMA was over the phone. Mr. Maher asked if the Fire Department has done an inspection and if there is a back door. Chairman Durgin said yes.

Chairman Durgin closed public comment at 8:19pm

Chairman Durgin asked the Board if they were happy with the details they received and that going forward adjustments will not be approved until proper documentation is received including a complete single map showing floor plan, parking, lighting, location of dumpster and outdoor seating.

**Duncan** made a motion to approve the amended site plan with the conditions of what's outlined in the minutes. No second Ms. Duncan withdrew motion.

**Beadle/Crowley** made a motion to continue the application until April 6, 2020. **Motion Passed.**

**Other Business:**

Mrs. Fulweiler said she did do some research on the letters that they all received about a Housing Appeals Board that is set going to be in effect as of July 1<sup>st</sup>, 2020. Mr. Crowley stated that this will be taking power out of little Towns to appeal what the Zoning Board of Adjustments decisions. Ms. Duncan discussed asking a representative to come and educate the Land Use Boards.

Being no other business the meeting adjourned at 8:43pm.

**Minutes approved May 4, 2020**