

**NORTHFIELD PLANNING BOARD  
MEETING MINUTES OF AUGUST 3, 2020**

**Members Present:** Sel. Scott Haskins, Doug Read, Joyce Fulweiler, Wayne Crowley;

**Also Present:** Stephanie Giovannucci, Jeff Burd

**Present on Zoom:** Stephen Nix, Pierre Letourneau, Dwight Barton, Craig Bailey

There being a quorum Joyce Fulweiler opened the meeting at 7:00 pm

- **D&M Barton Limited Partnership** – Continuation of Application for a Major Site Plan located on Cross Mill Rd (Map R04 Lot 2-1) in the R1 Zone

Stephen Nix, representative for Dwight Barton explained the amended application and that garbage, road maintenance, sewer and water will all remain private. Mr. Bailey outlined the proposed inspection points for the engineer. Mr. Nix stated that they would like the board to accept the application and have the Selectboard get an engineer.

Mr. Crowley stated that the site in acres on the application is still listed as 53,057. Mr. Nix confirms it is supposed to read 53.57 acres. Sel. Haskins questioned that on the checklist no. 25 flood hazard boundaries, he's questioning if that is correct. Mr. Nix confirmed that is correct.

Mr. Crowley noted that there is no timeframe listed on Brian Bailey's checklist. Mr. Nix stated that this was mentioned and intentionally left opened because they were not sure of the approval process and would like to discuss the information with the engineer.

**Crowley/Haskins** moved to accept the application as presented as complete.

Discussion: Mr. Read asked for the lot size of phase one, Sel. Haskins noted that the letter with the application stated 5 acres.

Mrs. Fulweiler asked if there will be updated as-built once phase one is complete. It is confirmed that as-built plan will be needed.

**Motion Passed.**

Mrs. Fulweiler explained that the next step is with the Selectboard to find an engineer. Board agrees that the escrow will not need to be in place until the construction is set to start.

**Crowley/Haskins** moved to continue the application to the September 14, 2020 scheduled meeting. **Motion Passed.**

Mrs. Fulweiler would like it if the Board has any conditions to consider, having them written up in advance for the meeting.

Mr. Letourneau asked if there are any plans for a traffic light because people drive very fast up and down Cross Mill Rd?

Mr. Crowley stated that as more units are built they may need to look at the intersection.

- **Steven Grant** – Application for a Major Site Plan to construct a self-storage facility located on Rt. 140 (Map R14, lot 4-5B) in the Commercial Industrial Zone.

Jeff Burd, engineer for Steven Grant explained the plans for the self-storage facility as presented, he added that there will be an onsite septic system and well. In addition, they met with the Conservation Commission and they approved the temporary impact on the wetlands.

Mr. Crowley asked if any of the property was in the Groundwater Protection District. Mr. Burd stated that all of the property is.

Mrs. Fulweiler asked if the Fire District has looked at the plan. Mr. Burd stated that he didn't believe so, but will check with the applicant to get the documentation and the lease agreement for the renters.

Board reviewed the plans including impervious surfaces, ground water prohibited uses list.

Mr. Crowley stated that the use in the C/I zone for Storage Facility has an E, so the request needs to go before the Zoning Board for a Special Exception. In addition, the Planning Board will need an application for Use within the Wetlands Buffer Zone.

Mrs. Fulweiler opened the meeting for public comment at 8:25pm.

There being none, closed public comment session at 8:26pm

Board recapped that the application needs a Special Exception approved from the Zoning Board, an application for use within the wetlands buffer, and the Fire District approval.

Crowley/Read moved to continue the application to the September 14, 2020 scheduled meeting. **Motion Passed.**

**Crowley/Fulweiler** moved to approve the meeting minutes of July 6, 2020 with corrections. **Motion Passed.**

**Crowley/Fulweiler** moved to approve the meeting minutes of July 15, 2020 with corrections. **Motion Passed.**

There being no other business meeting adjourned at 8:38 pm

**Minutes Approved September 14, 2020**