

**NORTHFIELD PLANNING BOARD
MEETING MINUTES OF SEPTEMBER 14, 2020**

Members Present: Sel. Scott Haskins, Doug Read, Joyce Fulweiler, Wayne Crowley; Jon Cilley, Jason Durgin

Also Present: Stephanie Giovannucci, Jeff Burd, Liane Hoyt, Peg Flynt

Present on Zoom: Stephen Nix, Craig Bailey, Susan Slack

There being a quorum Chairman Jason Durgin 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 stated that the Town hired Northpoint Engineering to oversee Phase I of the project and would like to have Craig Bailey work with them in scheduling the inspections.

Mrs. Giovannucci stated that Northpoint recommends \$15,540 to be held by the town in escrow to cover their services.

Board reviewed the project and escrow amounts for engineering and Phase I work and agreed the release of some of the Phase I escrow will be released once approved by the engineer. Mr. Bailey stated that once they are underway with the project, everything will happen very quickly.

Mrs. Giovannucci informed the board of the corrections to the first page of the application.

Mr. Crowley stated that he has noted some conditions he feels should be on the approval. Board reviewed.

Crowley/Read moved to approve the Site Plan application with the following conditions which continue with the property not the owner.

1. Two Escrow accounts must be set up with the Town prior to the beginning of construction for both work and inspections.
2. Applicant must comply with the Bailey Engineering recommendations for phase I.
3. Applicant must submit as-built plans to the Town.
4. Applicant must provide Condo documentation approved by the State of NH.
5. Original approved site plan allowing 55+ age restrictions only must be followed.
6. All roadways/streets, trash collection are to remain private.
7. This approval will expire through the binder course on November 1, 2021.
8. This approval will expire through the top course on November 1, 2022.
9. This approval will expire in its entirety on November 1, 2022.

Motion Passed.

- **Steven Grant** – Continuation of 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 issued an updated set of plans to increase the radius of the corners to allow a fire engine to drive around the building, they also added the fire hydrant location, changed the lot number, and added impervious area of 12% of the total lot area of 10 acres.

Sel. Haskins asked if they have spoken to the Fire District about storing hazardous materials. Mr. Burd stated they did not speak to the Fire District about it, but believes the applicant does want to store vehicles.

Board discussed the storage of vehicles and how much should be allowed in the tanks when stored. Board discussed the construction of the units and sizes.

Board agreed that the applicant must review section 6.2 of the Zoning Ordinance and state if his project meets the requirements listed.

Chairman Durgin opened the floor for public discussion at 8:08pm.

There being none, closed the public discussion at 8:09pm.

Fulweiler/Crowley moved to continue the application to the regular scheduled meeting in October. **Motion Passed.**

- **Liane Hoyt** – Informal discussion to subdivide her property located on Stevens Road.

Peg Flynt, sister of Liane Hoyt stated that they would like to subdivide 2 acres out of Ms. Hoyts property and build a single family home. Board reviewed the subdivision requirements and the location of the proposed subdivided lot.

Board agreed she could do a 50' deeded access that belongs and connects to the 2 acres which would meet the road frontage requirement for a back lot. Board discussed the application process with Ms. Hoyt and Ms. Flynt.

Crowley/Fulweiler moved to approve the meeting minutes of August 3, 2020 with corrections. **Motion Passed.**

- **Other Business**

Board was asked to review the frontage restrictions for properties on Private Easements, Rangeways, etc. and possibly changing the ordinance requirements. Board also reviewed RSA 674:41. It was discussed by the Board the reason for this request. The Board agreed that if the Town attorney already researched this issue back in 2012, and again multiple others times and keeps coming back with the same answer, they feel the Town should listen.

Mr. Durgin stated that his subdivision has run into a timing issue with the Wetlands Permit and that David Krause is looking into phases until he gets the permit. He asked the Board for permission to build on the two lots that don't need wetlands permits as everything else has been done. Board agreed that they had no issue with him building on the lots that do not need Wetland permits.

There being no other business meeting adjourned at 9:15 pm

Minutes approved October 5, 2020