

**TOWN OF NORTHFIELD
PLANNING BOARD
JANUARY 22, 2019
MINUTES**

Members Present: Jason Durgin, Doug Read, Joyce Fulweiler, Christina Beadle

Also Present: Steve Partridge, Charlene Stryker

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

1. Public Hearing for the review of proposed zoning amendments 3:

Amendment 3: To amend the Northfield Zoning Ordinance to add a Waterfront Recreation “WR” Zone as follows: Amend Article 6 to include the location and purpose of the new zone. Article 7 Table 1 to add the Uses allowed, and Article 7 Table 2 to add the Dimensional Requirements allowed. *(Recommended by a majority of the Planning Board)*

Amendment 3 Description: To add Waterfront Recreation: “WR”

The Town of Northfield is hereby divided into five classes of districts with the following designations:

Waterfront Recreation “WR”

Purpose: The purpose of the WR zone is to allow for a mix of recreation, leisure, agriculture and educational uses that would be compatible to the natural setting community.

Location:

1. The area between RT. 132 and the Franklin Town Line, north and west of the Boston and Maine Railroad right of the way and south and east of the Winnepesaukee River.
2. The area between I-93 and the end of Cofran Ave., currently known as the Richard P. Smart Conservation Area.

Durgin asked if there were any questions or comments from the public. None were stated. Durgin closed public comment.

Durgin opened discussion to the Board on Amendment 3

Discussion ensued and the following changes were put forth for approval.

Article 7 – Table 1:

- Change Single Family “N” Not Permitted to “P” Permitted Uses

Article 7 – Table 2:

- Change all set backs on The Merrimack River, Winnepesaukee River, Sandogardy Pond, Tioga River and Knowles Pond to an asterisk (*) which will state: *Set-backs to* bodies of water will follow the Set Back requirements per NH State Regulations.
- Change acreage requirements on Single Family Residence “WR” to 5.00 ac. (Pre-existing lots of record are not controlled by future zoning).
- Change acreage on Non-Residential “WF” to 5.00 ac.

Fulweiler/Beadle moved to approve the amendment as updated. **Motion passed.**

There being no other business, meeting adjourned at 7:15pm