

**TOWN OF NORTHFIELD
PLANNING BOARD
October 7, 2019
MINUTES**

Members Present: Jason Durgin, Wayne Crowley, Doug Read, Christina Beadle

Also Present: Dr. Tracey Hutton, Heidi Cole

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

1. **Minutes: Crowley/Beadle** moved to approve the minutes of September 9, 2019 as written. **Motion passed**
2. **Minor Subdivision**– Map U03-Lot 23A, Located at 55 Zion Hill Road, in the R1 zone. **Ronald R. Huckins.**

Bryan Bailey, presented the Minor Subdivision application. The land owner Mr. Huckins would like to Subdivide Map U03- Lot 23A to create one additional building lot. Mr. Bailey explained that the triangle shaped lot has frontage on both Zion Hill Rd and Scribner Road, but the lot would only have a road entrance on Zion Hill Road. They have performed test pits for suitable subsurface wastewater disposal system soils, sent the results to the State of NH, and secured the appropriate permit. Mr. Crowley asked if the driveway would be aligned with the school driveway. Mr. Bailey said it would be about 75 feet down from the property line. Mr. Read asked about the condition of the lot and Mr. Bailey said that it was a gentle grade all the way to the south. The Board discussed if the application was complete and discussed the two waiver applications presented for concrete monumentation and site specific soils.

Crowley/Beadle moved to accept waivers as presented. Motion passed.

Crowley/Beadle motioned to move application as complete. Motion passed.

Chairman Durgin opened for public hearing at 7:14 PM. Being no input from the public Mr. Durgin closed public comment at 7:15 PM.

Crowley/Beadle Moved to approve the application for a Minor Subdivision with two waivers. Motion passed.

3. **Amendment to Minor Site Plan** – Map R14- Lot 08-02, Located at Riverside Business Park. **Big Oak Enterprise, LLC**

William Stack, presented the amendment to the minor site plan to reconfigure some of the pavement and parking associated with the development of Premier Pump & Supply Inc. Mr. Stack stated that they would like to revise the west side of the plan by the storage area to add pavement. Mr. Crowley asked if they were only asking for the one change. Mr. Stack said yes. Chairman Durgin stated the regulations state they should have 47 parking spots with two of them being ADA compliant. Mr. Stack stated that they only have 21 parking spaces with one ADA. Christopher Achorn stated they only have 15 projected employees. Mr. Stack stated that they did not want too many parking spots, and wanted to move 2 spots that were originally approved last December.

Chairman Durgin opened for public hearing at 7:29 PM.

Christopher Hunt, asked why they had to clear cut the land and extract the loam. Mr. Hunt was also concerned with the landscaping and that there is not sufficient trees to shade the parking lot. Mr. Achorn stated that they have landscaping and adequate trees on the approved plan. Dr. Hutton referred to the provided map and asked if they cut in the drainage area on the map. Mr. Achorn stated he believed it was cut and he trusted the loggers/engineers that he had hired. Dr. Hutton stated that if clearing took place beyond that indicated on the approved site plan it would be a violation to the site plan. Mr. Crowley stated that the amendment that they were asking for tonight was not regarding trees and he would take the complaint to the Selectboard.

Chairman Durgin closed public comment at 7:42 PM.

Crowley/Read motioned to approve the amendment to the minor site plan. Motion passed.

4. Potential Regional Impact - Map R14- Lot 05-04, Located at South Park Road. Odilon Cormier Rev Trust

Attorney Luker, stated he was at the meeting to get a formal vote from the Board if the preliminary application for a UPS Distribution Facility regarding potential for regional impact, so that the regional abutters could be notified for the same meeting as the standard abutters. Mr. Luker also stated that they have engineers looking over the storm water plan, and they may not be ready to submit their complete application until December.

Chairman Durgin opened for public session at 7:55 PM

Karen Woodward from 190 Shaker Road was concerned about the design and wanted to make sure that there wasn't going to be any water or light pollution impacts to her abutting parcel. She stated that she wanted to make sure that things were going to be done on the "up and up."

Christopher Hunt suggested that the Board have the Lakes Region Planning Commission review the application, and that a traffic study be performed on Route 140. He stated the last traffic count was done in 2003, and it was not accurate. Dr. Hutton stated she is trained to review the plans, and will be doing so.

Chairman Durgin stated they have a motion on the table to determine if this is a Regional Impact and was there any more comment before the Board voted. Being no more comments. **Motion Passed.**

5. Other Business – Tilton- Northfield Fire Department gave a written notice about an emergency communications tower that will be installed for government use only.

6. Zoning Review:

a. Dr. Hutton was directed to revise the wording for non-commercial dry storage to non-commercial storage

b. *Manufactured Homes, Home Parks & Camping Trailer Parks – Article 10*
Article 10.1 (e) Dr. Hutton will revise with exception.

c. *Zoning on Hodgdon Road & Crossmill Road*

The Board reviewed the working zoning map and made proposed changes where they would like to see a 500' band of R1. West side of Johnson Road, Northside of Sargent Street/Scribner Rd to East Side of Cross Mill Rd to South Side of Winnipisauke River Trail.

The Board will continue working on picking an area for commercial industrial zoning.

There being no other business, meeting adjourned at 8:44 PM

The next meeting will be November 4th.

MINUTES APPROVED ON 11/4/2019