

**TOWN OF NORTHFIELD
PLANNING BOARD
DECEMBER 10, 2018
MINUTES**

Members Present: Jason Durgin, Doug Read, Wayne Crowley, Joyce Fulweiler, Sheena Duncan

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

A public hearing was announced for review of proposed zoning amendments 1 & 2:

- 1. Amendment 1:** Accessory Dwelling Unit (ADU) – to amend Article 6 Districts, section 6.3 ADU to change subsection f to read ADU can be attached or detached to the principle unit and subsection j to read if an ADU is attached, an interior door shall be provided between the principal dwelling and the ADU, but is not required to remain unlocked and to add subsection 1 to read Mobile Homes are not allowed as ADU’s.

Durgin asked if there were any questions or comments from the public.

Durgin established comments were closed to public comment as none were stated at this time.

Amendment 2: Language of Amendment: Accessory Dwelling Unit (ADU) Definition: To amend the definition of ADU to read *A residential living unit that provides independent living facilities for one or more person, including provisions for sleeping, eating, cooking, and sanitation on the same parcel of land as the principal dwelling unit it accompanies.*

Durgin asked if there were any questions or comments from the public.

Durgin established comments were closed to public comment as none were stated at this time.

Durgin opened discussion to the Board on Amendment 1 & 2 to place on Warrant Article for a March vote.

Discussion ensued and a motion was put forth to approve zoning changes as presented.

Crowley/Fulweiler moved to approve Amendment 1 as written. **Motion passed.**

Crowley/Fulweiler moved to approve Amendment 2 as written. **Motion passed.**

- 2. Minute:**

Crowley/Fulweiler moved to approve the minutes of November 5, 2018. **Motion passed**

Crowley asked Susan Slack of Lakes Region Planning Commission, if these were minutes since there was no quorum. Slack recommends they be changed to Site Walk – Notes.

3. Continuation of application for Monique Cormier Family Trust – for a Major Site Plan Review for Big Oak Enterprises LLC, to construct a warehouse and office for Premier Pump & Supply Inc., to be located on 14.67 acres at Riverside Business Park, (Map R14 Lot 8-2) in the Commercial/Industrial Zone.

William Stack of Steven J. Smith & Associates, Inc. addressed the Board and Public on behalf of Big Oak Enterprises LLC. Slack presented updated plans outlining the following changes.

- a. A request for waiver for a drilled well. This has been approved by Tilton-Northfield Fire and EMS.
- b. Revised dimension line for set-backs.
- c. Revised landscaping to ensure 6 foot trees are put into place.
- d. Lot coverage amounting to 7.74% whereas 2.26 acres will consume building and lot leaving 12.0 acreage in current use.

Slack added that they had completed the NHDES process and a permit was issued this morning.

Durgin opened questions to the Board.

Crowley asked if they had received approval in writing from the water department regarding water metering if a well was put in. B. Slack answered that he did receive a verbal agreement, Glenn Smith Town Administrator confirmed that all three Water District Commissioners verbally agreed at the meeting.

Crowley then inquired about traffic flow. Slack detailed the route (shown on map) from Route 140 into the site.

Fulweiler questioned if the grass line would support the storm line? Slack answered yes, stating the landscaping is well above flood elevation. He also added that water gardens would surround the property allowing water absorption.

Crowley/Duncan moved to accept the application as complete.

Durgin then asked for public comment. Seeing as this should have been done before a motion was set, **Crowley withdrew his motion from the table.**

Durgin then continued with public comments or questions:

Christopher Hunt commented the site plan regulations are minimum requirements and the board has the power to set specific specifications such as planting trees for shaded parking and making sure natural buffers are put in place to shield building from I-93 and Route 140.

No other public comments were stated at this time. Public comments were closed.

Crowley/Fulweiler moved to accept the request for waiver to connect to municipal water. **Motion passed.**

Crowley/Duncan moved to accept the application as complete with the waiver for water. **Motion passed.**

Crowley moved to approve the application with the NHDES approval dated December 7, 2018 requirements are met and site plan is followed as presented tonight.

Crowley withdrew his motion.

Durgin opened for public comment for waiver acceptance.

No further comments

Crowley/Fulweiler moved to approve the application with the NHDES approval dated December 7, 2018 requirements are met and site plan is followed as presented tonight.

Motion passed.

4. Discussion on zoning amendment to add a Waterfront Recreation Zone:

Durgin opened the discussion to the Board. Crowley stated he is opposed to considering this amendment at this time as he does not see this as an urgent matter, and feels it is being rushed. Smith answered that this part of the Master Plan that was approved by the Planning Board in 2014.

Durgin commented there may be other parts of the town we can implement this zone and then added it would be a good start to start the momentum of fixing some other zoning issues. This could create a good platform. Further discussion ensued regarding boundary lines and a review of Article 6.1, Article 7 – Table 1 and Article 7 – Table 2.

Fulweiler/Reed moved to set a public hearing for amendment 3 as written. **Motion passed 3 yes, 1 abstained**

Amendment 4: The Board asked that the definition be reworded as follows:

A plot of ground upon which two or more campsites are located, established, or maintained for occupancy by camping units as temporary living quarters for recreation, education or vacation purposes and not for permeant year-round residence. Associated infrastructure such as camp store, sanitary facilities, recreation hall, similar structures, and a year-round caretaker residence are allowed.

Fulweiler/Reed moved to set a public hearing for amendment 4 as written. **Motion passed.**

The Public Hearing will be at the next Planning Board meeting on January 7, 2019. Board members asked that a map be available outlining the new zone locations.

5. Other Business: J. Durgin asked J. Fulweiler would consider being Vice Chair of the Board?

Crowley/Reed moved to appoint J. Fulweiler as the Vice Chair. **Motion passed.**

There being no other business, meeting adjourned at 8:45pm

Minutes approved January 7, 2019