

**TOWN OF NORTHFIELD
PLANNING BOARD
DECEMBER 11, 2019
MINUTES**

Members Present: Joyce Fulweiler, Doug Reed, Wayne Crowley, Christina Beadle,
Amy Robillard;

Also Present: Stephanie Giovannucci, Heidi Cole,
also present per the sign in sheet; Scott Haskins, Glen Brown, Timothy Rose, Steve Partridge, Mark Hubbell,
Mark Hebert, Craig Barton, Steven Roy Sr, Cynthia Roy, Eric Power, Tanya Power, Pierre Letourneru, Judi
Letourneru, Gary Andrews, Chris Hunt, Jon Cilley;

Having a quorum established Vice-Chair Joyce Fulweiler called the meeting to order at 7:00 PM.

A public hearing was announced for review of proposed zoning ordinance changes:

- 1. Article 2:** To amend Article 7 Table 1 (Uses by District) to add “*Non-commercial Storage*” with *P* (permitted) in the R-1, C/I, CONS District, and E (by special exception) in the R2, and WR District. (*Recommended by a majority of the Planning Board*)

Joyce Fulweiler opened the floor for public comments.

Mr. Haskins asked could he store as many trailers as he wanted to and or bags of mulch that he uses for his business. Mr. Crowley stated this change is for vacant land only not where you currently reside. He also stated that you can store vehicles or trailers as long as they are registered and meet the state code requirements.

Mr. Roy asked about storing classic cars. Mr. Crowley stated that you are only allowed to have 1 un-registered vehicle on your property unless it can't be seen by the public eye such as in a building and or has a fence up around them.

There being no other questions, Mrs. Fulweiler closed the floor for public comments

- 2. Article 3:** To amend Article 10 (Manufactured Homes, Manufactured Home Parks & Camping Trailer Parks) Section 10.1 (Individual Homes) (*letters a, d, e, f, and g*). Subsection *a* changes to allow the Selectboard to designate someone to approve temporary manufactured housing on individual lots and to change the allowance of one year to 180 days to be consistent with the Building Code. Subsection *d* is deleted in its entirety. Subsection *e* now becomes Subsection *d* which will now require a full foundation or reinforced concrete slab as the only types of foundations allowed for manufactured home to be consistent with the Building Code. (*Recommended by a majority of the Planning Board*)

Subsection a changes as follows: On a buildable lot, the Board of Selectmen or designee, may approve the use of a manufactured home as an office, storeroom, shop, or residence in connection with construction work, or for whom a residence is being built provided that a building permit has been issued. The use may continue for a period of ~~one year~~ one hundred and eighty (180) days, provided it complies with all applicable sanitary and sewage disposal requirements

Deleting Subsection d in its entirety which currently reads:

Any property owner or lessee may accommodate one camper or travel trailer of a non-paying guest for a period not to exceed 90 days annually, provided said home remains mobile, complies with all applicable sanitary & sewerage disposal requirements, meets all front, side & rear setbacks, and a temporary occupancy permit is obtained prior to occupancy.

Subsection e now becomes Subsection d:

All manufactured homes installed on individual lots shall be installed on a permanent foundation. The foundation shall consist of either a full foundation, or an approved reinforced concrete slab, ~~piers or footings which go below the frost line, and supports the mobile home at all strategic stress points according to the manufacturer's~~

~~specifications.~~ The home shall be secured to the foundation with permanent tie downs. It shall be fully enclosed around the perimeter of the structure down to the foundation.

Subsection f and g now become Subsection e and f with no changes.

Joyce Fulweiler opened the floor for public comments.

Mr. Hubble asked why we would want to give residents that are currently building a home only 6 months rather than 1 year. Mr. Crowley stated that the Town of Northfield adopted the National Building Code years ago and we need to abide by those rules. He also stated that if residents needed more time that they could re-new their permit for a \$50 fee. Mr. Roy asked if the fee could be waived or if they could do away with the fee all together. Mr. Crowley stated if there was a hardship the fee may be waived.

Scott Haskins asked why the Board wanted to eliminate subsection d. this would not allow residents and or family members to come stay on their property for three months in their Rv's in the summer. Mark Hubble agreed. Mr. Crowley explained that these Rv's and travel trailers are not meeting proper disposal requirements of gray & black water, and it could affect well water. Craig Barton said for the amount of black water to pollute someone's well it would take over 100 years. Mr. Andrews stated that by allowing residents to live in their Rv's or travel trailers on their land it brings down the home values in the neighborhood. Mr. Hubble suggested that the Board does not remove subsection d and instead reword it to say that the Rv's and travel trailers meet the proper requirements for waste disposal. The Board said they would discuss it at the next Planning Board meeting and if the changes were substantial that they would hold another public hearing.

There being no other questions, Mrs. Fulweiler closed the floor for public comments

- 3. Article 4:** To amend the Northfield Zoning Ordinance Definitions to add Non-commercial Storage. The definition is to read: A building for the enclosure and/or storage of residential property, vehicles, animals or personal goods. *(Recommended by a majority of the Planning Board)*

Joyce Fulweiler stated we already addressed article 4 previously and this is just the definition.

Mrs. Fulweiler opened the floor to the public for additional comments.

There being no other questions, Mrs. Fulweiler closed the floor for public comments

- 4. Article 5:** To amend Article 6 of the Northfield Zoning Ordinance to change the designation of areas to the west side of Johnson Road, north side of Sargent Street/Scribner Rd, east side of Cross Mill Rd, and south side of the Winnepesaukee River Trail. From Commercial/Industrial: "C/I" to Residential "R1." *(Recommended by a majority of the Planning Board)*

Subsection changes as follows and will be renumbered appropriately:

COMMERCIAL/INDUSTRIAL DISTRICT: "C/I"

Location:

~~1. Areas Westerly of the railroad, Northerly of Sargent St., Northerly of Scribner Rd. and Easterly of Cross Mill Rd.~~

2. Starting at the entrance ramp to I-93 Southbound, proceed southerly on the westerly side of I-93 ROW, to the Rt. #132 intersection then southerly along Rt. #132 to the cemetery north side boundary, then 2,000 feet from the center line, northwesterly perpendicular to Rt. #132, hence northeasterly to a point on Old Forrest Rd, said point is 1,000 feet from the centerline of westerly of New Forest Rd., then northerly in a line parallel of New Forest Rd. to Sargent St., easterly along Sargent St. to Rt. #132 & southeasterly on Rt. #132 to point of beginning.

3. Areas Southerly of Rt. #140 for a distance of 1,000 feet. From the center line of Rte #140 and Northerly of Shaker Rd. starting at their intersection, and ending at the Town Line.

4. Areas Northerly of Rt. #140 to the town line.

SINGLE-FAMILY RESIDENTIAL DISTRICT: "R-1"

Location:

1. Areas Westerly of the railroad, Northerly of Sargent St., Northerly of Scribner Rd. and Easterly of Cross Mill Rd.
2. All other areas of Town. R-1 Zones extend by 500' from the center line of the District border roads into the "Conservation Zones." -See zoning map.

Mrs. Fulweiler opened the floor to the public for additional comments.

Mr. Partridge asked if this change would affect his business that is currently on Sargent Street. The Board explained that it would not affect any current businesses in that area as they are grand fathered in.

Mr. Crowley stated that the Board feels that changing this section from C/I (Commercial/Industrial) to R1 (Residential) because it is more appropriate this area is far too remote for commercial business. This would allow for homes to be built on 2 acre lots.

Ms. Fulweiler stated that back in 1989 at one time they wanted to make a bypass that went to Route 140. That proposed plan never went through.

Mr. Haskins asked if the town needs to have a certain percentage of C/I. The Board stated that there is not a requirement to have C/I zoning.

Mr. Letourneru asked why there was a commercial building just put up just past the bridge if this area is not going to be commercial anymore. The Board explained that area is in Franklin and not Northfield.

Mr. Hunt asked why this area had to have 2 acres in order to build a home. He stated that this is walking distance to the Franklin shopping centers, and why couldn't it be more like R2 and offer more affordable housing. Mr. Barton asked what kind of affordable housing would Mr. Hunt like to see go in that area. Ms. Beadle stated that we aren't discussing more affordable housing and the Board thinks that R1 would better suit this area but the Board would look into Mr. Hunt's recommendation for R2 for this area.

There being no other questions, Mrs. Fulweiler closed the floor for public comments

5. **Article 6:** To amend Article 6 of the Northfield Zoning Ordinance to change the designation of an area in a 500' foot band along the Southside of Hodgdon Road from East Pleasant Street to Peverly Road from Conservation Zone "CONS" to Residential "R1." *(Recommended by a majority of the Planning Board)*

Subsection changes as follows and will be renumbered appropriately:

CONSERVATION DISTRICT: "CONS"

Location:

1. Merrimack River Basin, between Oak Hill Rd. and Merrimack River. (R-1 District extends 500' into the Conservation District on R-1 District boundary roads.)
2. Areas Easterly of I-93 and Southerly of Bean Hill Rd. to town line. (R-1 District extends 500' into the Conservation District on R-1 District boundary roads.)
3. Areas Easterly of Sandogardy Pond Rd. and Northerly of Lambert Rd. (R-1 District extends 500' into the Conservation District on R-1 District boundary roads.)
4. South-Easterly of Rand Rd., South-Westerly of Knowles Pond Rd., North-Easterly of Shaker Rd. to Twin Bridge Rd. and areas South-Easterly of Twin Bridge Rd. to the town lines. (R-1 District extends 500' into the Conservation District on R-1 District boundary roads.)
5. From the Franklin Town Line and Oak Hill Road, southerly along Oak Hill Road to the Canterbury Line; then easterly to Sandogardy Pond Road. Then turning northerly along Sandogardy Pond Road to Union Road, then onto Shaw Road and running north along Shaw Road to the Franklin town line. (R-1 District extends 500' into the Conservation District on R-1 District boundary roads.)
6. From the intersection of Sandogardy Pond Road, Union Road and Shaw Road running northerly along Shaw Road then East Pleasant Street to Hodgdon Road, then running easterly along Hodgdon Road to Peverly Road and turning south

along Peverly Road to route 132; turn south along route 132 to Sandogardy Pond Road and back to the point of beginning. (R-1 district extends 500' into the conservation district on Shaw Road, Hodgdon Road, and Peverly Road.)

7. Areas easterly of I-93, northerly of Bay Hill Road, westerly of Shaker Road, southerly of the Winnepesaukee River and back to the point of beginning. (R-1 District extends 500' into the Conservation District on R-1 District boundary roads.)

8. From the intersection of the Commercial/Industrial District and Shaker Road, running southerly along Shaker Road to Twin Bridge Road, turning northeasterly along Twin Bridge Road and following the Town line then turning northwesterly along the town line to the Commercial/Industrial district and following the Commercial/Industrial district boundary northwesterly to the point of beginning. (R-1 District extends 500' into the Conservation District on R-1 District boundary roads.)

Mrs. Fulweiler opened the floor to the public for additional comments

Ms. Power asked how changing the 500 foot band from conservation to R1 would affect the current zoning. Mr. Reed explained making this change it would require fewer setbacks for people wanting to build homes or add features to their land. Mr. Hebert asked if the current Cons setback is that a home needs to be 100 feet from the road frontage then why are most of the homes not meeting that setback. Mr. Crowley stated that those homes were built before the zoning was adopted, and all pre-existing homes are grandfathered in. Mr. Roy asked who currently owns the Conservation lots. Mr. Crowley stated they are all individually owned it is not town owned land.

Mr. Cilley asked about the potential tax impact changing the zones in these areas proposed. Mr. Crowley said there is not a tax impact.

There being no other questions, Mrs. Fulweiler closed the floor for public comments at 8:16 PM

Crowley/Beadle moved to approve the minutes of November 4, 2019 as presented. **Motion Passed**

Being no other business the meeting adjourned at 8:25 PM.

The next meeting will be January 6, 2020.

Minutes approved on January 6, 2020