

**TOWN OF NORTHFIELD
PLANNING BOARD
MARCH 4, 2019
MINUTES**

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

Also Present: David Krause, Rick Sheldon, Karen Sheldon, Charlene Stryker

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

1. Minutes: Crowley/Beadle moved to approve the minutes of February 4, 2019 as written, as distributed. **Motion passed.**

2. Application for Rick & Karen Sheldon Family Trust Sub-division to create two-lots on 28.39 acres at 448 Oak Hill Road, (Map R02, Lot 71) in the R1/Conservation Zone:

David Krause spoke on behalf of the Sheldon's explaining that they would like to carve out a 2-acre lot with no further sub-division contemplated. This sub-division will be used for a family member to build upon using the existing well and create a new septic system. Krause continued asking for approval on the two outlined waivers which follows:

- a. Waiver for Section 5.9, items 5, 6, 7 & 12 as they pertain to surface elevations, wetland location, soils information and building envelope on the remaining land of the Sheldon Family Trust. This information is shown for lot 71-1.
- b. Waiver for the Northfield Subdivision Regulations as it pertains to providing a Master Plan showing potential future subdivision of the property. No future subdivision of the property is contemplated at this time.

Crowley/Beadle moved to approve the two outlined waivers as written, as presented. **Motion passed.**

Durgin closed the floor to public comment and opened the discussion amongst the board to review and accept the application as presented. Brief conversation ensued.

Crowley/Beadle moved to approve application on the Rick & Karen Family Trust subdivision with waivers and completed abutters list. **Motion passed.**

3. Other Business:

Crowley stated that on Tuesday, March 11th the Town Elections will occur. Crowley asked Stryker to make sure there were explanations readily visible and available for the Planning Board's 4 Warrant Articles at the Town Elections. Crowley also mentioned the Town Meeting will be held on March 16th.

Durgin stated the next Planning Board meeting will be held on April 1st. Crowley stated he will not be able to attend this meeting.

There being no other business, meeting adjourned at 7:30 pm

Minutes Approved April 1, 2019