

**TOWN OF NORTHFIELD  
PLANNING BOARD  
APRIL 1, 2019  
MINUTES**

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

**Also Present:** Jonathan Crowdes, Garth Dubois, Richard Dubois, Cathy Keyser, John Guay, Charlene Stryker

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

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

2. **Application for Garth Dubois & Dubois One Family Trust Lot Line Adjustment (Map R06, Lot 15C) located at 402 East Pleasant Street, Northfield and (Map R06-Lot 16) located at 420 East Pleasant Street Northfield in the R2 zone:**

Jonathan Crowdes spoke on behalf of the Dubois family stating they would like to do an Lot Line adjustment to adjust lot line to make R06-15C larger and R06-16 smaller. Both lots are over 5 acres, both lots have frontage on East Pleasant Street and both lots are currently developed. No state subdivision will be required as both lots will be over 5 acres after the adjustment.

- a. Waiver for checklist item #4 (&Sub. Reg. 5.9(6): (partial waiver) to show water courses, standing water, ledge and other site features.
- b. Waiver for checklist #7 (& Sub. Reg. 5.9(5): to not show topography.
- c. Waiver for checklist #8: to not have site specific soils mapped – the NRCS soils are listed on the plan.
- d. Sub. Reg. 5.9(7): Lot size adequate for septic and well. The lots are already developed and are both over 5 acres.

**Beadle/Fulweiler** moved to approve the 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.

**Beadle/Fulweiler** moved to approve application on the Garth Dubois & Dubois One Family Trust Lot Line Adjustment with the revision of Application for Subdivision Checklist Regional Impact should be checked (No). Jonathan Crowdes made the change on the original. **Motion passed.**

3. **Other Business:**

Durgin acknowledged Cathy Keyser and John Guay to discuss a future Site Plan Review regarding 95 Park Street, Northfield. Discussion ensued on questions regarding what the applicants would need to meet the Town's approval for the May 6<sup>th</sup> meeting.

Discussion closed.

Fulweiler brought up questions regarding Sub-division and Zoning changes and when the Planning Board would start discussing those changes. Durgin expressed now that the WR zone has been adopted, we can begin discussing other changes to make within those areas.

Discussion ideas brought up were:

Hodgdon Road – 1 side of the road is R1 and the other side is Conservation.

Commercial Zone – the side of Crossmill that should be changed.

Blais Farm changed hands and he does not want it taken out of the Commercial Zone and neither does Northfield Commons, but Partridge does want his land taken out of the Commercial Zone. These need to be discussed in the upcoming meetings.

There being no other business, meeting adjourned at 8:07 pm

**Minutes approved May 6, 2019**