

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

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

Also Present: Ben Morse, Christopher Hunt, Charlene Stryker

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 June 3, 2019 as written, as distributed. **Motion passed.**

2. Class VI Road Release to Build – Map R17 Lot 33C – Bean Hill Road – Ben Morse
Durgin opened the meeting to Mr. Morse to state his request before the board. Morse stated it was his desire to build on single family dwelling on the Class VI section of Bean Hill Road.

Durgin stated that due to this already being an established sub-division created in 1973, Morse does not have to go before the Zoning Board for a variance, but if the Planning Board is in agreement to move forward with Morse's request, he will need to go before the Selectboard for final approval to build on Bean Hill Road.

Crowley asked Morse if he was aware that this being a Class VI road there is limited access for emergency vehicles such as fire and police and no trash or mail pick up. Morse stated he understood the stipulations and would like to move forward. Durgin explained that if approved, Morse would be obligated to sign a Waiver of Release of Liability releasing the town of any liability in the above matters. Morse agreed to sign the release should the Selectboard agree on his request to build on a Class VI road. Durgin closed the public discussion and opened discussion to the Board. Discussion ensued and the board recommended Morse's request be approved to move forward to meet with the Selectboard on July 11th, 2019 for final approval. Stryker to ensure Morse is put on the Selectboard Agenda for July 11th.

3. Zoning Review:

a. Accessory Use/Structure - Article 7.6

Discussion ensued regarding wording changes that would allow storage, garage etc. to be built on land owned without a primary residence on the same property.

b. Manufactured Homes, Home Parks & Camping Trailer Parks – Article 10

Article 10.1 (a) Discussion ensued regarding adding manufactured home, camper or travel trailer to line 1.

Article 10.1 (d) Discussion ensued regarding wording changes that would state a building permit would be needed to gain a temporary Occupancy Permit with a 3-month limit. Durgin also stated that wording in Article 10.1 section (e) should have

the following wording removed; 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. Durgin stated that the State Building Codes have changed and this is no longer valid.

c. Zoning on Hodgdon Road & Crossmill Road

Durgin asked Stryker to bring Zoning Maps to the next meeting to review zoning changes that may take place.

- 4. Other Business:** Christopher Hunt stated he attended the Community Profile meeting and suggested the Planning Board read through the summary. Mr. Hunt also stated he believes the Planning Board should be more stringent on letting commercial buildings be able to have drilled wells. His concern is ground water contamination. He believes the Planning Board has the authority to force commercial businesses to use the town water supply. The board thanked Mr. Hunt for his comments. Durgin asked Stryker to email the Community Profile to the board for review.

There being no other business, meeting adjourned at 8:25 pm

Minutes approved August 5, 2019