

**TOWN OF NORTHFIELD
PLANNING BOARD
AUGUST 6, 2018
MINUTES**

Members Present: Jason Durgin, Chairman, Mike Murphy, Vice-Chairman, Wayne Crowley, Doug Read, Christina Beadle

Public Attendees: Steven Partridge, Cori Partridge, Chris Hunt, Eric Faller, Judith Faller, Scott Haskins

Chair Jason Durgin called the meeting to order at 7:00pm.

Wayne Crowley/Mike Murphy Motioned and Seconded to accept the minutes of July 2, 2018 as written. **Motion Passed.** Christina Beadle abstained.

The Chair recognized Steven Partridge, who reported he has approached bank about loan and formed an LLC for the project. Steve is working with SCORE in developing a business plan.

Jason Durgin – at last meeting talked about whether zoning ordinance “N” can be sent to the ZBA.

Wayne Crowley – Applicant can seek a variance to anything in the zoning ordinance. When I came on board in 2007, Special Exceptions were given by the Planning Board.

Chris Hunt – Special Exception are granted by the Zoning Board and Variances should be rare.

Jason Durgin – Suggest to move forward with the process and go through the Zoning Board, rather than trying to have this Board try to change the zoning.

Steven Partridge – I will do whatever is needed.

Wayne Crowley – What do you think the timing realistically is?

Steve Partridge – I can build in 6 to 8 months, once I get permits and permission, I will start building immediately.

Jason Durgin – The hurdle from the Zoning perspective is obtaining variance. You have to have an application, it needs to be denied and that triggers the appeal to ZBA.

Cori Partridge – How does he apply if he needs a site plan?

Jason Durgin – Steven will not need a site plan, he needs to know exactly what he’s going to do it can be general.

Wayne Crowley – Steven only needs to show what he wants to do, how many sites, etc.

Review and Discussion of Article 6, 7 and 7-1

Wayne Crowley – Met with Spaulding about where they are with development proposal. Spaulding Youth Center CEO and Board of Directors say they are committed to developing the property but don’t know what. They have been meeting with various marketing disciplines and developers to see what will be viable. Spaulding Youth Center is getting mixed signals as to what is viable in that location. There will be nothing this March 2019 on the agenda for this project.

Eric Faller – How firm is their decision to push this beyond 2019?

Wayne Crowley – Their decision is pretty firm. They are looking at major changes to the project, possibly assisted living. Getting mixed signals from marketing group.

Jason Durgin – Does anyone else from the public have questions?

Chris Hunt – I hope everyone on the Planning Board understands the dynamics of what Spaulding Youth Center wanted to do. They wanted to use non-profit status. First Spaulding Youth Center said they would pay taxes then reneged on that. I hope that people remember that next time.

Spaulding Youth Center talked Mr. Riley into selling his property. It would have made a great hotel complex. Spaulding Youth Center burned down one of the oldest homes in town.

New Hampshire has more 501c3's per capita than any other state in the country. Spaulding Youth Center is short changing Northfield by not paying \$200K taxes. Laconia does the same, Taylor Home got out of paying \$712K in taxes. Special Exceptions are important, can benefit taxpayers across the state.

Wayne Crowley – the tax commitment did not kill the deal.

Other Business

Glenn Smith – Might be a good idea to review Article 7 and fix problems and bring it before the voters in the form of a ballot vote.

Jason Durgin – Mike Murphy has filed his resignation, effective immediately.

Doug Read – NH RSA's say that the Zoning Board grants Special Exceptions.

Jason Durgin – why did we require special exception for ADU's

Wayne Crowley – Because certain types of them you can't do special exception per state law. The other reason why is it gives the board the opportunity to review what the applicant wants to do. We cannot deny a Special Exception for an ADU but we can put requirements on the Special Exception.

Jason Durgin – It would have been easier to put "P" because we have people putting in ADU's, they say that state law says that they are permitted. People are building ADU's without permits. We could change building permit application to ask if this is an ADU.

Jason Durgin – Any other questions, none noted.

No other business, meeting adjourned at 7:45 pm

Meeting Minutes Approved 9/10/2018