

**TOWN OF NORTHFIELD
PLANNING BOARD
February 5, 2018
MINUTES**

Members Present: Jason Durgin, Chairman, Wayne Crowley, Doug Read, Bob Southworth, Joyce Fulweiler, Christina Beadle

Public Attendees: Steven Partridge, Chris Hunt, Scott Haskins

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

We do have a quorum, Christina Beadle will be voting as a full member.

Wayne Crowley voted to move to accept Meeting Minutes of January 8, 2018, seconded by Christina Beadle.

Motion Passed. Minutes Approved.

Steven Partridge – Informal Discussion – Steven brought in proposal and sketch of property and what he would like to do with the Senior Project. Board Members and Steven Partridge viewed together the sketch of the property and discussed the wetlands, approximately 100 units to be built on 58 acres. Steven would own the land, the residents would own the homes. Steven would maintain the properties, landscaping, plowing. Steven will meet with attorney to draw up deed with the stipulation that the community will be 55 plus. Private sewer will be installed, the water will be provided by Tilton-Northfield Aqueduct. Steven will be installing the pipes from the Commons to the new development. The process to do this will be to change the zoning which will not be done until the year of March 2019. Steven would like to have the zoning changed to R2 to allow the development of the stick built homes on the 58 acres. Wayne brought up that to put up 100 units in 58 acres, each home would be on less than half acre of land. The required amount of open space compared to the number of units to be built was discussed. The members of the Planning Board will look into this and review the Zoning Ordinance and the Open Space requirements. Steven Partridge will further look into his proposal for the Adult Community, review the zoning ordinances and open space requirements for the property on Scribner Road. Joyce Fulweiler suggested looking into other towns to see how they have it in their zoning ordinance. The Adult Community, Great Brook Village, right on Route 140 in Belmont and also Briar Crest Estates off of Route 106, in the town of Belmont. Canterbury Crossing and Wethersfield are individual lots with open space. Jason Durgin noted that per ordinance, open space cannot include wetlands. Steven Partridge stated that he also owned 84 acres in a different area in a different part that could also could change. Jason Durgin suggested to Steven Partridge to take the sketch to Staples and have it put on a map for the next meeting.

Chris Hunt – Rezoning of Parcel in C/I District off Scribner Road – More interesting aspects when rezoning the district – one of the strongest advantages is to have permitted and non-permitted uses. In reference to the non-permitted uses, you could prevent tax exempt properties from being allowed in the zone. Discussion on allowing residential/small business/light manufacturing into the residential zone. The combination of the zoning has presented problems in the past. Chris Hunt suggested limiting the hours of operation, the type of operation.

Other Business – Jason Durgin asked if there is anything further to present to the Board. Nothing presented.

Meeting adjourned at 7:57 pm.

Minutes Approved March 5, 2018