

**TOWN OF NORTHFIELD
PLANNING BOARD
June 4, 2018
MINUTES**

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

Public Attendees: Kathy Keasor, John Guay, Kip Cormier, Regina Nadeau, Gary Spaulding, Chris Hunt

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

Beadle/Crowley moved to approve meeting minutes of May 7, 2018. **Motion Passed.**

Application for a Major Site Plan Review, for new two unit commercial building, to be located on Rte. 140 containing 16.71 acres (Tax Map R14 Lot 8-1) in the Commercial Industrial zone.

Gary Spaulding, representing landowner Kip Cormier reviewed the proposal to build a 48x80 industrial warehouse on lot R14-8-1. He noted two typographical errors in the application: on the cover sheet the building was erroneously listed as being 46x80 and on the last page of the impact statement, in section m the word 'no' should be inserted between the words 'is' and 'disturbance'.

Gary Spaulding reviewed the proposal, noting that the applicant seeks to build on a 16.71 acre parcel but that all but one acre of the parcel is unbuildable due to wetlands. He noted that the area was leveled and prepped for building in 2002. All development will be on the leveled area, there will be no impact on the wetlands or slope area. He reported that 2 driveway permits have been issued for this property, one onto Rt. 140 and another providing access to the neighboring lot, which is also owned by Mr. Cormier. He also noted that the applicant still needs DOT approval for modifications to the Rt. 140 access and to bring water and sewer through the Rt. 140 right of way to the site.

Gary Spaulding reported that the proposed development area will be graded such that runoff is directed to a bio-retention area in the front of the lot, except for a small area south of the proposed building. The total impact area is 30,000 sq. ft. Outdoor lighting consists of two small lights in the parking area and walkway lighting. All lights will be downward focused. Parking includes 14 parking spaces, including 2 handicapped parking spaces.

Wayne Crowley inquired as to the use of the proposed building, whether the building is in the groundwater protection district and what percentage of the buildable land will be impermeable when the project is done. Gary Spaulding responded that as per the state, the existing gravel lot is already considered impermeable. Wayne and Jason Durgin noted that Northfield's standard is different. Wayne noted that Gary Spaulding did not respond to his question.

Wayne Crowley asked if the building utilized sewer pumps. Gary Spaulding responded that they did. Jason Durgin asked about their location, Gary Spaulding responded that they were by the road.

Wayne Crowley noted that the number of parking spaces would not accommodate shiftwork. Gary Spaulding responded that shiftwork was not planned for this location.

Joyce Fulweiler sought clarification on the sewer connection; Gary Spaulding reviewed the permissions Kip Cormier has to connect to the existing force main.

Kip Cormier noted that one of the tenants in his existing buildings is outgrowing the space and is seeking to expand into the proposed building.

Jason Durgin asked Kip Cormier if the plan was to horizontal drill across Rt. 140 for sewer. Kip Cormier responded that it was.

Wayne Crowley asked what state permits were required. Gary Spaulding responded that a permit was required for the sewer connection and the existing permit for the driveway needed to be revised. Sheena Duncan asked if this was a preexisting use. Regina Nadeau responded that Kip Cormier has been granted a variance by the ZBA for the proposed use.

Doug Read inquired as to snow storage. Gary Spaulding responded that there is limited snow storage on site; other snow will be hauled off site as needed.

The Chair opened the matter for public input.

Chris Hunt asked if the application was accepted as complete. Jason responded that it had not. Chris Hunt asked if the meeting was properly noticed. Glenn Smith responded that he believed it was. Chris Hunt said that he believed there is a safety issue due to highway access at this location. Also, he is concerned that the possibility of contamination of the water supply will be increased by the connection of this property to the force main. He noted that Rowell's is expanding in the area.

Jason Durgin noted that Rt. 140 and the force main are under state jurisdiction, not the town's. Chris stated his belief that the town has latitude in protecting the aquifer.

Mike Murphy asked about restrictions on use of the property. Wayne Crowley asked what would happen when the building is to be occupied. Jason Durgin noted that at this time the Board is being asked to approve construction of the building only, not its potential use. Board members discussed restricting future tenants. Christina Beadle noted that the zoning ordinance already restricts uses and activities in the groundwater protection district.

Regina Nadeau expressed concerns about subjectivity in establishing use restrictions, noting that this will make marketing the property difficult. She noted the existing restrictions that already exist in the zoning ordinance. She indicated that the applicant would be willing to require new tenants to obtain occupancy approval from the Code Enforcement Officer as needed. Joyce

Fulweiler noted that Tilton requires all new commercial tenants to register with the town and with the Fire District. Regina Nadeau expressed concerns that different rules would apply for each site plan approval. Jason Durgin proposed a condition that new tenants must register. Kip Cormier noted that he will probably not seek a certificate of occupancy until tenants are available.

The Chair closed the public comment period.

Murphy/Crowley moved to accept the application as complete. The Chair opened the floor for discussion. Wayne Crowley asked why this is a major site plan review. Gary Spaulding noted that under the regulations, the size of the building required that this be a major site plan review. Jason Durgin asked if any waivers were sought. Gary Spaulding replied that they were not. Jason Durgin noted that #11 on the checklist should be listed as 'NA'. Gary Spaulding agreed. Wayne Crowley noted that many of the requirements for major site plan approval are missing. Gary Spaulding responded that everything requested has been provided. Wayne Crowley noted the following deficiencies:

- The size of the sewer line should be noted and it is not.
- All state permit numbers should be provided and they are not.

Gary Spaulding responded that no new permits are sought.

Wayne Crowley asked that the motion be changed to state that the application 'meets minimum requirements'.

Doug Read inquired as to signs. Gary Spaulding noted that there is one sign proposed, 4x8 in size, lit externally. **Motion Passed.**

The Chair opened the matter for public comment

Chris Hunt said that in 2000 the applicant was asked to connect to the sewer line, he thinks the project should be connected to the sewer line.

The Chair closed the public comment period.

Fulweiler/Murphy moved to approve the site plan. **Motion passed.**

Joyce Fulweiler said she had researched the rules for calling for public comment and the Board was in compliance.

Other Business

Kathy Keasor informed the Board that she would like to convert the second story of a garage at her property at 95 Park Street into an apartment. She had approached the Code Enforcement Officer about this and was told there could be a problem due to the prohibition on having two

detached residences on a single lot. Board members reviewed Article 7 of the Zoning Ordinance.

Board members decided that the proposed use would be permitted subject to obtaining a variance from the ZBA.

Joyce Fulweiler suggested that Article 7.10 be clarified in time for new language to be presented to town meeting in 2019.

Glenn Smith suggested that Article 7.1 be reviewed also.

Board members discussed various views as to who can grant a special exception, the Planning Board or the ZBA.

There being no other business the meeting was adjourned at 8:35pm

Minutes Approved as written on July 2, 2018.