

**TOWN OF NORTHFIELD
PLANNING BOARD**

May 7, 2018

MINUTES

Members Present: Mike Murphy, Acting Chair, Wayne Crowley, Doug Read, Christina Beadle, Sheena Duncan, Joyce Fulweiler

Public Attendees: David Krause

Acting Chair Mike Murphy called the meeting to order at 7:00pm.

Keyser – Application for Minor Subdivision Approval, Map R08 Lot 12-1 & Lot 12

David Krause is here representing Leslie H & Dorothy Keyser. Property is on the south side of Union Road, the lot owned by Leslie H. & Dorothy Keyser. The back lot is owned by William Keyser, the back lot has no road frontage, only a 15 Ft. Right of Way. The subdivision was approved on August 17, 1979. I was here before the board in 2004, we adjusted the line between those two lots to make it more useable land for either of them. We did not address the road frontage issue at the time. The lot owned by William Keyser, R08 Lot #12, has a 15 ft. Right of Way, the current driveway does not fit into the 15 ft. Right of Way, what we are proposing is to make that a 26 ft. strip that would be a fee interest that would belong and go with the Keyser Lot, creating no additional lots. Both lots already have houses and garages on them, not planning any additional development. This is mainly to facilitate the sale of the Keyser Lot.

Doug Read – Article 7 –E of the Zoning Ordinance – A back land lot used for residential purposes shall have a minimum of 50 ft. road frontage on a class five (5) or better road.

Wayne Crowley – When you make a change to non-confirming lots, you need to conform to current zoning regulations, and this is not. That means you need to get a variance by the Zoning Board. We will accept the application, deny it based on current zoning, go before the Zoning Board with the denial from the Planning Board and ask for a variance. The Planning Board will waive the fee to come back before the Planning Board within a timely manner.

Crowley/Fulweiler - Motion to Accept Application as Complete moved/seconded. Any further discussion. No discussion noted. Will call a vote, all in favor of Acceptance of Application as Complete. **Motion Passed.**

Crowley/Fulweiler – Move/Second to Accept the Waivers requested by the Applicant, Mr. Krause, in the memo dated April 18, 2018.

Acting Chair - Mike Murphy – Any further discussion in regard to accepting the Waivers requested by the Applicant, Mr. Krause, in the memo dated April 18, 2018.

Further discussion: Crowley - Section 5.9, items 5, 6, 7 & 12 – why the building envelope? There was no wetland mapping. The buildings are already built. The property has over 140,000 sq. ft. Not an issue with the building envelope.

Acting Chair – Mike Murphy – No further discussion. All in favor of accepting the Waivers in the memo from Mr. Krause, Waivers Accepted by all board members. **Motion Passed.**

Wayne Crowley – Mr. Chairman, I move that we DENY Approval of the Application for Line Adjustment based upon the fact that **Article 7 Paragraph E requires a 50 ft. road frontage to the lot under existing zoning regulations.**

Acting Chair Mike Murphy – Do we have a second – Seconded by Doug Read.

Wayne Crowley – Current regulations require 50 ft. road frontage. If we deny it, the applicant can then proceed to the Board of Appeals for a Variance for that change. If he gets a Variance, he needs to come back here for the lot line adjustment.

David Krause – or we could come back here with the 50 ft. lot line adjustment.

Acting Chair Mike Murphy – we have a motion and seconded to deny, any further discussion?

Wayne Crowley – yes, open it to the public, no public in attendance. End of discussion

Acting Chair Mike Murphy – Public discussion closed. We have the Motion to Deny, Moved and Seconded. **The Motion to Deny is Passed.**

Other Business –

Informal Discussion of Spaulding:

Wayne Crowley – I sat with the Executive Board of Spaulding Youth a couple of months ago. They convinced me that they want to do the project. They have 300 acres and want to take 100 acres minimum and devote it to the Medical Park Facility of about a million square feet, built over a ten year period of time. They terminated the services of the Project Manager, they terminated the services of Jim Clements. They are currently looking for a project manager who can project manage the operation, the development and the marketeering. The time frame is to get it to through the Town of Northfield for the March 2019 Town Election. Publicly Spaulding is back on the horizon, they are going to pursue it, they have the money to do it and they are committed to it.

Meeting Minutes of April 2, 2018 – Crowley/Beadle moves/second to accept the Minutes of April 2, 2018 with changes noted below

Moved the Public Discussion to appear above the Motion to Approve the Application for Applicant to build on Class VI Road, moved and seconded **Motion Passed.**

Change the wording for the voting and approval of the Chairman and Vice-Chairman nominations:

Previously written as Planning Board voted to accept both nominations, the term of the appointment of Chairman and Vice-Chairman is a one year term. The corrected wording is noted below in the Bolded Print.

Planning Board moved to accept both nominations, the Planning Board voted to approve the nominations. The term of the appointment of Chairman and Vice-Chairman is for a one year term.

Acting Chair Mike Murphy – Do we have a second to approve the minutes with changes of April 2, 2018. Seconded by Doug Read.

Joyce Fulweiler will abstain from this vote as she was not at the April 2, 2018 Planning Board Meeting.

Motion Passed. **Minutes Approved.**

The matter of the meeting scheduled for July 2, 2018, was brought before the board. Discussion as to whether the meeting will remain on the schedule was discussed. Members of the board discussed and agreed that the meeting will go forward as scheduled.

No further matters brought before the board.

Meeting adjourned at 7:55 pm.

Minutes Approved June 4, 2018