

**TOWN OF NORTHFIELD
PLANNING BOARD
October 1, 2018
MINUTES**

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

Public Attendees: Chris Hunt

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

We have a quorum.

Planning Board Minutes of September 10, 2018 – Wayne Crowley moved to accept the minutes of September 10, 2018, seconded by Christina Beadle with the following change:
PARAGRAPH #4 – Line 2 – change Lakes Region Planning Commission to NH Department of Energy.

Jason Durgin – All in favor of approving the minutes of September 10, 2018, as written with the one correction of Paragraph #4 – **Vote 4-0. Motion Passed. Minutes Approved.**

Review of Proposed Changes made to Article 6.3, letters f, j and the addition of letter l.

Discussion on proposed changes. This will be a Zoning Change by Warrant Article by Ballot Vote on Election Day. The Planning Board must approve the Warrant Article. A public hearing will be scheduled in December to present the Warrant Article. The Warrant Article will be on the March 2019 Ballot. All members present at meeting are in agreement of the changes but the changes will be voted upon at the November 5, 2018, Planning Board Meeting.

Other Business:

Application for Regional Impact – Checklist for Determining Developments of Regional Impact will be Article 11, what is now Article 11 (Application and Approval of Fees) will be renamed to Article 12. The change will be reviewed at the November 5, 2018, Planning Board Meeting.

Spaulding Youth Center – The development of Spaulding Youth Center, they have decided to put everything on hold for 2-5 years. At the present time it is not a viable option to do anything with that land that is of the Marketing Development Nature. The CEO of Spaulding stated that there is not market for anything north of Concord, Brick and Mortar and other business of such.

They would like to build a 100 person conference center up on top of the hill so they could have from small groups to a service to the community, educational workshops, school workshops, social gatherings, weddings, to get more people acclimated to what they do at Spaulding.

Spaulding is also looking at changing the name of Spaulding Youth Center.

Wayne Crowley to Chris Hunt – Where does the name Spaulding come from? Chris responded that he was not sure. Chris stated that the Daniel Webster Home for Children that was originally in Hill was moved to Northfield, due to a dam being built, continued to be called Daniel Webster Home for Children in 1938.

Board Discussion on changing the zoning in the Scribner to the river area. Jason does not think it should be R2, Jason stated that he thinks that the first 500 ft. of the property should be R1, beyond the 500 feet it should be Conservation Land. The matter will be looked at next year, the zoning map needs to be drawn up with what the Board would like to see as far as zoning districts.

Open Public Hearing

Chris Hunt – to answer Wayne Crowley and Doug Read’s question – When they built the Northfield Commons it was R2, that was done somewhat at the same time as Mr. Bedard built more of the housing down here, there was a lot of multi-family housing going in. It was the desire of the town and the board to limit a lot of apartments coming to the area, especially after Northfield Commons. Northfield Commons was built when it was R2. At that time, that stretch which ran from the center of town all the way through to Franklin was R2 and it was also right before the Cross Mill Village their application, it was R2, an attempt was made to limit the exposure of Northfield to large amounts of multi-family housing and compact five units per acre. In the rush, the zoning was changed to Commercial/Industrial, it was considered a necessity. We are at a point where housing is a big issue, not only people that work, making a living and want to get their own place are finding it extremely difficult. Every town is extremely different, they all have their own unique way that they like to do with their own town. You are supposed to look at the Master Plan and decide how to change the zoning.

The Board discussed the zoning in the area of the rail road tracks where, stated in the Master Plan, it should be shore land recreational area and from the rail road tracks south, it should be cluster senior housing. The board decided that the issue of zoning in that area will be addressed and decided upon during 2019. The property from the rail road tracks to the river is owned by PSNH which is now Eversource. Wayne Crowley approached Eversource and inquired about purchasing the property for the Town of Northfield. Eversource stated that they would sell the property at market value, a figure too high for the town to accept at this point.

Jason Durgin stated that the zoning should be changed to state the first 500 feet of the property will be R1, the rest of the property will be zoned Conservation.

The Board discussed Scribner Road, which is currently a Class VI Road. On a Class VI Road, property cannot be subdivided. If Steven Partridge wanted to improve the road to a Class V, the property owned by Steven could be subdivided.

The Board discussed changing the zoning in the area of the rail road tracks to the river to shore land recreational area. The Board will be discussing this again in the future.

The Board discussed the zoning on Hodgdon Road. On the right side of Hodgdon Road, heading west all the way to Pleasant Street, the first 500 feet of each lot is zoned R1, the rest of each lot is Conservation. On the left side of Hodgdon Road, each lot is zoned Conservation. The Board discussed the reasoning behind the difference on both sides of the road.

Any Further Discussion from the Board. None Noted.

There being no other business the meeting was adjourned at 7:48pm

Minutes Approved November 5, 2018