

**TOWN OF NORTHFIELD  
PLANNING BOARD  
August 7, 2017  
MINUTES**

**Members Present:** Jason Durgin, Doug Read, Laurie Hill, Mike Murphy, Joyce Fulweiler, Wayne Crowley

**Minor Site Plan Application for Boundary Line Adjustment between Philip M Sr. & Esther Cain and Frank Iberger II:** The Chair recognized David Krause who spoke to the application on behalf of the Cain's. David gave a brief background on the property and explained that the purpose of the adjustment is to give more land to their son Frank Iberger. He continued that the acreage meets the minimum zoning requirements. The Board discussed the adjustment amongst themselves.

**Public Comment Open:** Esther Cain explained to the Board that they can't get to the land and that selling it to their son who can makes sense. Abutter Nick Dutile explained that he didn't want Frank to build on the land because it would get rid of the growth between their properties and he felt it would disrupt his house. David Krause did explain the between the properties it was all field but over the years has become overgrown. Frank addressed the Nick's concern and said that he has no plan to build on the land.

**Public Comment Closed**

Wayne/Mike moved and seconded to approve the lot line adjustment U14, Lots 19 & 19-1 as presented tonight. **Motion Passed.**

**Public Hearing: Cross Mill Village:** The Chair recognized Attorney Steven Nix, representing D&M Barton Limited Partnership and Dwight Barton. Steven explained that he received the letter from the Board looking for a \$10,000 escrow and retain a third party engineer to review the as built plans. Steven just requested that they be able to review the third party engineer, their contract, and that Mr. Barton can object to the third party engineer for any reason. Steven gave the Board the as built plans that were asked about at the last meeting. Wayne asked if the as built plans reflect what was approved years back along with the changes that were approved by Quantum. Steven explained that they represent what is actually on the ground and do not have analysis of what is approved. Mike asked if the project was going to stay a 55+ community. Steven said that it plans to stay a 55+ community. Wayne reviewed with Steven the draft letter and both agreed that he and the Board are on the same page about what needs to be done to continue with the project.

**Public Comment Open**

**Public Comment Closed**

**Continued informal discussion of Spaulding Development Project:** The Chair recognized Tom Sahrman, representing Spaulding Youth Center. Tom gave the Board an updated list of items that are currently being worked on. Tom submitted the draft letter of the Intent Real-Estate Taxation and is working with Glenn Smith to convert it into a formal written agreement document. The center line to the roadway survey and the wetlands survey is marked they do not have the delineation map but should have it by the next meeting. Tom is working with Nobis engineering to see if the fiber optic cable could service residents in the area. He also gave the Board a list of new possible names for the proposed zone instead of being called the "Limited Use Institutional Zone". The Board then recognized Robin Bousa Director of Transportation Systems from VHB. She presented the preliminary study report where she went over the preliminary site access assessment and the conceptual site access plan. After some discussion from the Board, Robin agreed to give the Board gravity models and alternative site access plans.

**Public Comment Open:** Resident Greg Hill asked how they got the 10% of traffic leaving the Institutional Zone to Shaker Road. Robin answered that the gravity model helped them get that that 10% leaving the Institutional Zone to Shaker Road. Resident Kevin Waldron expressed concerns that the public is unable to hear the Board and those addressing the Board. Resident Scott Haskins asked about building a bridge from the new road over Shaker Road. Tom explained that building a bridge was one concept they looked into but due to the slope the State wouldn't approve a bridge to be built there. Scott also asked if the new road was going to be a Town road or not. Wayne answered by saying that it has not been determined yet. Abutter Eric Faller expressed concern about the amount of construction that would happen if this project is approved. Judy Faller asked how far from their property will they be building. Using the site plan that Robin brought in they would be building 300 feet from the Faller's property. Tom said as a buffer they also plan on leaving trees and staying far away from the wetlands. Tom explained that Nobis has started the process for the final site plan and should have it for the next meeting. Joyce Fulweiler asked Robin if the Board received the entire study that they sent to the DOT. Robin told them Board that she will send the entire document that they sent DOT to the Board. Scott Haskins asked if there will be sidewalks on the new road. Tom said that there will be and it will be on one side and lead to the complex.

### **Public Comment Closed**

**Continued discussion of proposed rezoning to create Zone #5 in the town of Northfield:** Tom explained to the Board that all the site plans that have been discussed and what Spaulding is committing to do will be in a formal document for the Board and public to read. The Board then began discussing amongst themselves about what would be allowed in Zone 5 and also reviewed the draft table with permitted and non-permitted uses. The Board agreed that each use will need a definition and that Spaulding will have the task of defining each usage. Wayne explained that there is no tax structure for the zone yet, but it may be similar to Commercial/Industrial. Resident Chris Hunt expressed concerns about taxes and rezoning of the land.

**Minutes:** Mike / Laurie moved to accept the minutes of the meeting of July 10, 2017 as amended. **Motion passed.**

The Board discussed and reviewed the project letter regarding Cross Mill Village. Wayne/Mike moved and seconded to accept the project letter. **Motion passed.**

**Other:** Resident David Wiggins spoke to the Board about buying a house behind his and turning it into a sober men's house. He explained that his first building as had no incidents and police have not been called to the house. He came to the Board to see how they thought the Town would feel if he bought the house and converted it. The Board didn't have any objections for him they just expressed concern about drugs. Mike Murphy mentioned that drug usage was a concern for the Town when David opened his first Men's Sober House. David explained that there is no drug usage by the men staying in the house and he does not administer any either. He continued to explain that the house is more spiritual healing and that any drug usage at the house is not tolerated.

September's meeting and workshop will be held on September 11, 2017

There being no other business the meeting was adjourned at 9:40pm

Minutes approved as amended on September 11, 2017