

**TOWN OF NORTHFIELD  
PLANNING BOARD  
April 3, 2017  
MINUTES**

**Members present:** Jason Durgin, Doug Read, Mike Murphy and Wayne Crowley

**Minutes:** Mike Murphy moved, seconded by Doug Read to approve the minutes of March 6, 2017 as read. Motion passed.

**Kenneth Partridge: Informal discussion of possible zoning change of Tax Map R5 Lot 35-01 (56.8 acres) and Tax Map U02 Lot 01 (84 acres):** Steven Partridge spoke on behalf of Kenneth Partridge; Steven explained to the Board his family's idea to convert 2 parcels of their land from its current Commercial/Industrial zone to a mixture of R2 and conservation for the purpose of creating lots and building homes. Steven had stated that he has had a conversation with Andy Buteau, Public Works Director & Road Agent and made it clear the his family has every intention on building the class #6 portion of Scribner road to town specifications. Discussion ensued regarding further detail regarding this project; the Board has asked Steven to come forth with a proposal detailing the exact plan, as well as a detailed drawing. The board informed the Partridges that in order for this change to take place a warrant article would have to be submitted and voted on at Town Meeting. This item will be continued to the May meeting of the Planning Board for further discussion and workshop.

**Continued discussion of proposed rezoning to create Zone #5 in the town of Northfield:** Tom Sahrman, an engineer representing Spaulding Youth Center, attended the meeting to bring the Board up to date on the latest project updates including the mini traffic study, access road, sewer, water and liberty utilities. Tom explained that the mini traffic study has been completed; VHB, the company that conducted the study, was available to speak regarding the study. A trip generation rate was developed and a trip distribution gravity model measuring up to 45 mile radius was established; results were given to the DOT. Trip generations are not based on employees, the rates are based on square footage by specific code use; this study was done using the medical use code. The study looked specifically at peak hours, using one hour timeframes with hours from 7:00 a.m. – 8:00 a.m. and 5:00 p.m. – 6:00 p.m. Over the current, existing conditions, it is likely that 900,000 people will be driving on the key roads included in the traffic study results; 1600 vehicles per cycle broken down into 2 minute intervals, 55 cars per interval. It is assumed that the entrance to these facilities will be off of Route 140 only. A 24 hour traffic study will be included in the large study which will be conducted in April, May and June and brought to the Planning Board meeting in July.

Discussion ensued among the Board regarding the water, sewer, access road and Liberty Utilities; the class #6 portion of Shedd Road will be used as the access road which will lead to a water tower that will be located on the Spaulding property, this road will allow for liberty utilities to access the area for their needs as well. The plan is to convert the entire Spaulding property to town water and sewer and by doing so also creating more availability for additional hookups in town. A wetland survey will start the end of April into May; the results will be presented at the May Planning Board meeting. Chairman, Durgin reiterated that it is not the Board's intent to agree that the entire Spaulding property be placed within the proposed Zone #5; he spoke on behalf of the Board and stated that, providing this project continues to move forward, the Board would recommend that only the newly developed area be changed to the proposed zone leaving the rest in the Conservation zone. Tom stated that this is doable.

**Other:** Mike Murphy and Laurie Hill were reappointed as regular members of the Planning Board for another 3 year term.

Meeting adjourned at 8:20 p.m.

Respectfully submitted,

Lindsey Giunta, Secretary