

**TOWN OF NORTHFIELD  
PLANNING BOARD  
February 6, 2017  
MINUTES**

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

**Minutes:** Mike Murphy moved, seconded by Wayne Crowley to approve the minutes of January 9, 2017 with one change. Motion passed.

Mike Murphy moved, seconded by Laurie Hill to approve the minutes of January 16, 2017 as read. Motion passed.

Chairman, Durgin recused himself from this application and Vice Chair, Murphy acted as Chairman.

**Jason M. Durgin: Application for a Boundary Line Adjustment to add 6.213 acres to Tax Map R6 Lot 15B-1A from R5 Lot 28-11 (Both lots owned by the applicant) on Cross Mill Road Extension and Hodgdon Road in the CONSV zone:** David Krause spoke on behalf of Jason Durgin. David provided the Board with a revised plan of the proposed boundary line adjustment. David explained that Jason owns both properties; he would like to separate 6.213 acres from R5 lot 28-11 and annex it to R6 lot 15B-1A.

Public Comment: There being no public comment; public comment was closed.

Wayne Crowley moved, seconded by Laurie Hill to accept the application as complete. No discussion; application was accepted as complete.

Discussion ensued among the Board. Wayne Crowley moved, seconded by Laurie Hill to approve the application to move the lot line on Tax Map R5 Lot 28-11 as indicated on the prints dated January 20, 2017. There being no further discussion; the motion was approved.

The meeting was turned back to Chairman, Durgin.

**Continued discussion of proposed rezoning to create Zone #5 in the town of Northfield:**

Discussion ensued with regard to the proposed zone #5 Institutional zone. The Board discussed other possible areas in town that would benefit from rezoning to Zone #5; the Board will look further into the town land located on Route 132 and Cross Mill Road to determine if they would like to include these properties in the proposed Institutional Zone. The Board also discussed the different types of businesses that would be allowed and disallowed within the Institutional Zone; a list of approved and disapproved uses will be established and provided at the next meeting.

Jason Durgin will look into the different aspects of building structures within the zone; he will research boundary setbacks, setbacks between buildings, parking, and building story levels. The Board discussed whether or not churches will be an approved use; Jason will research this. There is a possibility that state law requires that you allow churches in each zone. Lastly, Lindsey will look into the town's three Economic Revitalization Zone areas and report back to the Board.

Meeting adjourned at 8:52 p.m.

Respectfully submitted,

Lindsey Giunta, Secretary

*Minutes approved 3-6-2017*