TOWN OF NORTHFIELD
PLANNING BOARD
January 9, 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 December 5, 2016 as read. Motion passed.

Mike Murphy moved, seconded by Wayne Crowley to approve the minutes of December 12, 2016 as read. Motion passed.

Odilon A. Cormier Revocable Trust: Review request submitted by Regina A. Nadeau, Attorney to amend the Notice of Decision dated November 7, 2016: Atty. Regina Nadeau, representing the Cormier family trust, explained that when they were here on November 7, 2016 the reapplication for a major subdivision to create 5 lots on Route 140 (Tax Map R14 Lot 5-1) in the C/I zone was approved with conditions. Atty. Nadeau stated that she believes a condition listed on the Notice of Decision is incorrect; the condition currently reads: *'The sewer lines from the pumps through the tee to the force main will be maintained by the developer in perpetuity until otherwise modified.'* Atty. Nadeau has requested that this condition be revised to reflect what she believes was voted on in November. The Board will take this under advisement and, if needed, make the appropriate changes.

Initial discussion of proposed rezoning to create Zone #5 in the town of Northfield: Jim Clements, CEO & President of Spaulding Youth Center took a moment to summarize the efforts that have taken place in response to the questions and concerns that have risen since Spaulding initially submitted a request for consideration by the Planning Board to endorse the rezoning of a portion of it property from its current conservation zone to create Zone #5 - Institutional Zone.

Russ Thibeault, President of Applied Economic Research, spoke regarding his work on the project. Russ was asked by Spaulding Youth Center to perform a study on how this project would affect Northfield's tax base; his conclusions are based on 1.0 million square feet of space at a buildup duration of 10 years. Russ researched the assessment on 22 comparable properties including hospitals, clinics and assisted living facilities in Laconia, Concord, Franklin, Wolfeboro and Plymouth. The conclusion is that, in today's market, the tax assessment of the buildout that Spaulding is proposing would be between $133.0 – $163.0 million; when you apply Northfield's tax rate, deducting the county portion, Northfield would accrue $3.4 - $4.2 million in property tax revenue for the town.

Tom Sahrmann, an engineer representing Spaulding Youth Center, Spoke to the traffic concerns. He recently attended a meeting held by the DOT regarding the parameters that currently exist on Shaker Road, as well as the possible need for an intersection. Tom explained that the DOT is going to perform a mini traffic study to determine if the road's current infrastructure is adequate enough to endure the increased traffic flow this project would create. At the same time, Spaulding is going to conduct a more detailed traffic study which will include Route #3 and Bay Hill Road. The mini study results should be available by late spring and the detailed study results should be available late summer or early fall; due to these timeframes, Jim Clement stated that the possibility to hold a special town meeting in either April or May 2017 is unrealistic at this time.

Public Comment: Eric Faller, an abutter to the Spaulding property, spoke about his concerns with losing 200 acers of land in town due to 1.0 million sq. ft. of buildup; he stated that he currently enjoys biking on the trails located on Spaulding's land and isn't happy that these types of recreational uses could potentially go away. David Krause, a resident of Northfield, questioned whether or not Russ Thibeault had been asked to look into the cost of the additional police and fire services, as well as the other needs a project of this size may generate. Russ Thibeault stated that he was only asked to look into revenues. David Krause also stated that he doesn't feel given the road study timeframe that holding a special town meeting for this purpose is necessary and that it should be held off until 2018. Conversation ensued regarding the location of the land that will be utilized, as well as the amount of land to be maintained as conservation. Chris Hunt, resident of Northfield, provided the Board with a document which listed his comments in detail; a copy of this document is attached to these minutes. Public comment closed.

Discussion among the Board ensued; it was decided by the Board that this topic will remain on the agenda indefinitely.

Other: David Krause spoke on behalf of Evroks Corporation. Evroks submitted an application for a Major Site Plan Review to allow construction of a 30'x34' office building with associated parking at 23 Industrial Drive (Tax Map R14 Lot 7-6) in the Comm/Ind zone, application was approved by the majority of Planning Board members in attendance at their November 7, 2016 meeting with conditions. Since the site plan approval, Evroks plan to build a two-story, 30'x34', office building has changed; they're looking to build a build a one-story building with a larger footprint. It was stated by the Board that Evroks does not need to come back to the Planning Board for this approval; they'll need to follow the Building Permit application process.

The proposed ADU Warrant Article was presented to the Board and will be presented to the public at a Public Hearing which will be held on Monday, January 16, 2017.

Discussion ensued regarding the proposed Zone #5 – Institutional Zone; it was decided by the Board that a running list of all comments, questions and concerns will be kept at the Town Hall for reference. Spaulding Youth Center will be asked to provide presentation materials to be on display at the Town Hall.

Meeting adjourned at 8:25 p.m.

Respectfully submitted,

Lindsey Giunta, Secretary

Minutes approved 2-6-2017