

TOWN OF NORTHFIELD
PLANNING BOARD
March 6, 2017
MINUTES

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

Minutes: Laurie Hill moved, seconded by Wayne Crowley to approve the minutes of February 6, 2017 as read. Motion passed. Glen Brown abstained.

Dwight Barton: Informal discussion relative to the request for a design review (Tax Map R4 Lot 2-1): Dwight Barton of D&M Barton Limited Partnership requested that the Board reinstate the development permit for Cross Mill Village and waive the application fee. Chairman, Durgin reiterated what the Board had told Dwight at the October 3, 2016 meeting of the Planning Board; Dwight was told on advice from town counsel that once a site plan has been revoked it cannot be reinstated. The process must start from the beginning and all application fees must be paid in full.

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. Tom explained that the DOT is in the process of performing a mini traffic study to determine if the current infrastructure is adequate enough to endure the increased traffic flow this project would create; he should have the results by the next Planning Board meeting. At the same time, Spaulding is conducting a more detailed traffic study which will include Route #3 and Bay Hill Road; the detailed study results should be available late summer or early fall. Tom recently attended a meeting of the Northfield Conservation Commission meeting where he discussed the proposed project in detail and was available to answer any questions. Tom will be looking into a wetlands survey; state permits are in process. Tom will be in contact with Liberty Utilities regarding the location of their gas lines. Conversations have ensued between Tom and the water district regarding the conditions of the current wells and the possibility of situating an additional water tank on the Spaulding property. Discussion ensued among the Board regarding the different sewer options; Sharon from Nobis Engineering is responsible for the calculating the sewer demand and will be conducting this research in a commercial space during water/sewer peak flow times; results will be reported the Board. The Board discussed the need for the proposed road not to be open to the public on the Shedd Road end as it will create too much traffic flow through town; Tom agreed to only allow access off Shedd Road for emergency purposes and look into the possibility of cul-de-sac rerouting traffic back towards Shaker Road. Tom was told that the class 6 portion of Shedd Road

must remain a right-of-way. Tom Sahrman was excused from the meeting and discussion ensued among the Board.

The Board discussed their desire to add the property from Scribner Road to the Winnepesaukee River towards the Northfield Commons into the proposed Zone #5 – Institutional Zone; this property is currently zoned as C/I. The Board will continue to research this. As reference, the Board was given copies of the in-process Allowed & Disallowed uses list, as well as a list of Questions, Comments & Concerns.

Public Comment: Nate Bragdon, a Northfield resident, spoke about his concerns regarding the proposed Zone #5 – Institutional Zone. He stated that he doesn't feel there is a need for a new zone because, in his opinion, the Commercial/Industrial Zone should be sufficient. The Board replied that the proposed Institutional Zone would be a limited-use area, therefore, the uses are regulated. Nate is also concerned that the acreage Spaulding Youth Center is asking to change to the proposed Zone #5 is an extremely large tract of land; the Board noted the acreage size that may be changed to Zone #5 within Spauldings property is still in question. Public comment was closed.

Meeting adjourned at 8:15 p.m.

Respectfully submitted,

Lindsey Giunta, Secretary