

**TOWN OF NORTHFIELD
PLANNING BOARD
November 7, 2016
MINUTES**

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

Minutes: Wayne Crowley moved, seconded by Doug Read to approve the minutes of October 3, 2016 as read. Motion passed.

Odilon A. Cormier Revocable Trust: Continuation of application for a major subdivision to create 5 lots on Route 140 (Tax Map R14 Lot 5-1) in the C/I zone: Atty. Regina Nadeau, representing the Cormier family trust, stated that the sewer and the road profile continues to be an issue. Kip Cormier has had road testing done and analyzed by an engineer; the road meets the standards. A copy of the results were made available to the Board for review. The Sewer Commission is of the opinion that until evidence proves otherwise they're not inclined to do anything. Therefore, Atty. Nadeau would like to propose that the Board move forward by approving the subdivision plan as is. Going forward, the landowner/developer will have to work with the Sewer Commission, as well as work with the town to approve the road. Overhead polls will be installed within the right of way for electric and cable, as well as underground propane which will be in at a later point and will be shown on any as-builts. There is a complete set of plans and the infrastructure is in.

Public Hearing: Chris Hunt stated his concerns regarding the town acceptance of this road in the future due to his recollection of past issues regarding an incomplete ground water delineation process. Chris also stated his opinion regarding the force main, he stated that it is less expensive and is clearly the way to go over the more expensive gravity line option. David Krause spoke to Chris Hunt's ground water delineation concern clarifying what his position was throughout the process and stated that, although the area was wet, it was confirmed not jurisdictionally wet. Public Hearing Closed.

Wayne Crowley moved, seconded by Mike Murphy to approve the reapplication for a major subdivision to create 5 lots on Route 140 (Tax Map R14 Lot 5-1) in the C/I zone with the following conditions:

1. That the original conditions set forth in the Notice of Decision dated September 10, 1998 are met exclusive of the original condition that states *Letter from the Sewer Department concerning connecting to service* and,
2. The sewer lines from the pumps through the tee to the force main will be maintained by the developer in perpetuity until otherwise modified.

Motion passed.

Evroks Corporation: Application to construct a 30' x 34' office with associated parking and septic on 23 Industrial Drive (Tax Map R14 Lot 7-6) in the C/I zone: Land Surveyor, David Krause, spoke on behalf of the Evroks Corporation's application. David stated that the company wishes to build an office building on their property located at 23 Industrial Road which is a private road; the building will most likely be a cape style modular. A septic system will be installed and they're will be ample parking spaces for 4-5 employees. The property is currently being utilized as a storage area for materials; lumber and steel forms. Pictures of the property were made available for the Board's review.

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

Public Hearing: Chris Hunt stated his concerns with an additional septic system installation on top of the town's aquafer. Chris suggested the possibility of a conditional approval based on the understanding by the applicant of what should be allowed into the septic system; Chris retracted his suggestion. Public Hearing Closed.

Mike Murphy moved, seconded by Wayne Crowley to approve the application to allow construction of a 30' x 34' office building with associated parking as presented at 23 Industrial Drive (Tax Map R14 Lot 7-6) in the C/I zone with the following conditions:

1. That the Fire Department approval be obtained and,
2. That septic permits be obtained.

Motion passed.

Continued discussion on proposed Zoning Ordinance change for Accessory Dwelling Unit: After reviewing and discussing the proposed Accessory Dwelling Ordinance, Wayne Crowley moved, seconded by Mike Murphy to propose a change to Article 6 of the Northfield Zoning Ordinance; to add article 6.3 *Accessory Dwelling Units*. (This would allow this use in R1, R2 and CONS with a Special Exception). Motion passed. A public hearing will be scheduled for December 5, 2016 for this article.

Meeting adjourned at 8:15 p.m.

Respectfully submitted,

Lindsey Giunta, Secretary

Minutes approved 12-5-2016