

TOWN OF NORTHFIELD
PLANNING BOARD
September 12, 2016
MINUTES

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

Minutes: Wayne Crowley moved, seconded by Glen Brown to approve the minutes of August 1, 2016 as read. Motion passed.

Odilon A Cormier Revocable Trust: 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, explained that Odie Cormier had a 5 lot industrial subdivision approved by the Planning Board in 1998 and an amended approval in 2001. The road and sewer designs were approved and constructed by the applicant; these expenses were paid out-of-pocket rather than posting bond. Approval from WRBP to connect the five lots to the sewer system connection has already been made. Due to the decreasing economy the Mylar was not recorded and approval lapsed; therefore, the same set of approved 2001 plans, a new application, as well as two waivers have been submitted for approval.

Waiver Request: Section 6.1(B). Waiver of the 4:1 lot size ratio for proposed lot 5-2 on the basis that the additional land is back land bifurcated by wetlands.

Waiver Request: Section 6.1(E). Request that the requirement for setting monuments be a condition of approval.

Wayne Crowley moved, seconded by Glen Brown to accept the waivers as conditions of approval. No discussion; motion accepted.

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

Discussion ensued regarding the water and sewer maintenance; reference was made to a letter dated April 22, 2002; a copy of which is on file. The letter states that the Northfield Sewer Commission has indicated only the 'willingness' to assume the maintenance of the gravity sewer system installed on Route 140 'South Park'; therefore, concurrence with the Northfield Sewer Commission that they'll be maintaining the entities within the park, as well as their connection to the main lines is needed.

Discussion continued regarding the road construction; further research will be done regarding whether or not an engineer was hired by the Town to oversee the project.

It was moved and seconded to continue the application to the next meeting; applicant will need to pursue the water and sewer questions, as well as obtain an 'as built' for the current constructed road. The motion was accepted.

Dwight Barton: Discussion to rescind the July 7, 2008 development permit revocation on Cross Mill Road (Tax Map R04 Lot 2-1) in the R1 Zone: Dwight Barton spoke on behalf of D&M Partnership; a partnership in which he and his wife established and purchased property on Cross Mill Road with the intent to subdivide the property and build a 70 unit, 55+, private community known as 'Cross Mill Village'. The subdivision was approved in 2006. The infrastructure and roads have been built; sewer, water, natural gas and under-ground power lines were installed. A \$1.0 million bond was posted, however proved to be inadequate as the cost to complete the project would near 2.5 times that. The work that had been done took 2 years to complete, the bond was for 18 months, therefore, the bond expired and the balance of the bond was refunded to the owner, Dwight Barton. Shortly thereafter, in 2008, flooding had negatively affected portions of the property, the State of New Hampshire stepped in; Mr. Barton used the bond refund to rectify the State's concerns; the concerns were rectified to the State's standards and the State signed off. The past Planning Board voted to revoke the site plan approval on July 1, 2008. Mr. Barton stated that from that point on he was unable to pay property taxes as he anticipated selling units to fund further development and pay operating cost, therefore, ownership of the property reverted to the town.

Mr. Barton has an opportunity to raise the funds needed to pay the outstanding property taxes, as well as the disputed engineering fees; his request in doing so would be contingent on the bond being reinstated.

Mr. Barton stated that the completed construction on the property has been built to plan and inspected; a review of the files will be done to confirm whether or not the town has an 'As Built' for what is currently complete on the property, as well as confirm that what is complete matches the plans on file.

Wayne Crowley stated that the Board of Selectman will look into this to further to see what may need to be done from a legal stand point in order to move forward with Mr. Barton's request. In the meantime, research of the files pertaining to the construction plans will take place. Discussion on this matter will continue to the next meeting.

Initial discussion on proposed Zoning Ordinance change for Accessory Dwelling Unit: Wayne Crowley led the discussion in the addition of 6.3 Accessory Dwelling Unit to the Zoning Ordinance. A handout was made available to the Board which defined the ordinance and mirrored the State's RSA 674:71 to 73 with special exception. It was noted that this ordinance will have to go to public hearing in addition to be voted in at town election. Discussion to be continued at the next meeting.

Other: Cross Mill Road River Access – Representation on behalf of the Gloria A. Clairmont Blais Trust provided Mylar maps of the donated property; the maps were signed by Mr. Durgin.

Meeting adjourned at 8:37 pm.

Respectfully submitted,
Lindsey Giunta, Secretary

Minutes approved 10-3-2016