

**TOWN OF NORTHFIELD
PLANNING BOARD
November 5, 2018
MINUTES**

Members Present: Jason Durgin, Chairman, Wayne Crowley, Doug Read, Christina Beadle, Joyce Fulweiler

1. **Minutes: Beadle/Crowley** moved to approve the minutes of October 1, 2018 with the following corrections...
Spaulding Youth Center – second sentence, spelling error change Marking to Marketing.
Open Public Hearing – Second paragraph, change Unitil to Eversource. **Motion Passed.**

2. **Monique Cormier Family Trust – Application for a Major Site Plan Review for Big Oak Enterprises LLC, to construct a warehouse and office for Premier Pump & Supply Inc, to be located on 14.67 acres at Riverside Business Park, (Map R14 Lot 8-2) in the Commercial/Industrial Zone.** William Stack of Steven J Smith & Assoc, representing the applicant, presented the detailed site plan maps and pointed out utilities, setbacks, drainage, soil testing, wetlands, parking, for a purposed two story building totaling 13,800 square feet and total lot coverage of 8.08%. Stack also noted that NH Alteration of Terrain Bureau of NH Department of Environmental Services was in favor of this design. Stack added that they would like to drill their own well instead of connecting to the public waterlines, and will be asking for a waiver. They have been in contact with the Tilton-Northfield Aqueduct Co., the quoted for a one inch pipe and connection of the building is \$2 a square foot which would be approximately \$33,000, for a building that will not use a lot of water. Stack pointed out to the Board the location of the proposed well, which would be east of the office. Per the Tilton-Northfield Fire Department, the building does not require sprinklers because of the use and the size. TNFD did however ask that they extend the perimeter around the building and maintain plowing for access. TNFD has issued a letter tentatively approving this design, if there are any changes to the design, they will need to go back to TNFD to get approval.

Questions from the Board were asked in reference to what is being stored in the warehouse, the types of traffic that will be coming and going from the property, lighting, current location of business, types of businesses they sell to, septic system, and swales located on the map.

Chris Achorn of Premier Pump & Supply Inc replied that pumps, water tanks, residential water treatment systems, and hardware, no fluids. This is a wholesale establishment everything is shipped out of the warehouse to the customers, they will have approximately 4-6 trucks in a day and 2-3 trucks out a day which is UPS, FedEx, and other delivery services. No overnight storage of trucks, only a couple company vans, nothing large. Lighting is outlined on the map. They are moving over from Belmont. They sell to contractors all over the Northeast and New York, and mainly ship to the contractors, if there is a pick up from a contractor it is very rare and not every day.

Public Hearing Open:

Christopher Hunt asked about the landscaping on the plan and whether or not it conflicted with the Site Plan Regulation, if they are not following the Site Plan Reg then they need to submit a waiver, before the application is accepted as complete. Durgin replied that the Board has not voted on the application yet.

No further comments, public hearing closed.

Crowley asked about the application, it is checked off as a Design Review is that the intent or are they asking the Board for action. Steve Smith of Steven J Smith & Assoc, representing the applicant, replied that they are asking for an application of Site Plan, they thought that was the correct one to

check off. Crowley, said this was a misunderstanding and the application needs to reflect that this is not a Design Review and that it is a Final Application. In addition, he recommends a review of the application by Lakes Region Planning Commission, and they do a site walk of the property. Crowley asked about the waiver. Stack stated they were going to be asking for a waiver on 8.11 which is the municipal water requirement. The water company has agreed to allow them to drill their own well. They will need to go back to the Fire Department and let them know about the well, and find out what they need for approval.

Board members agreed to conduct a site walk on Saturday November 10th at noon, to send the application to LRPC for review, and to continue the application to the December meeting.

3. Article 11 – Rules of Procedure and Checklist

Board Members reviewed the changes presented.

One spelling correction needed under number 8 change impact to impact.

Crowley/Fulweiler moved to update the Rules and Procedures to add Article 11 and to move the original Article 11 to Article 12. **Motion passed.**

4. Review Warrant Article 2 – Amend Article 6 of the Zoning Ordinance

To Amend Article 6 of the Northfield Zoning ordinance to revise article 6.3 Accessory Dwelling Units (ADU, letters f, j, and add letter l) as follows:

***Subsection f changed from:** ADU is required to be attached to the principal dwelling unit. Detached ADU is not allowed. **To:** ADU can be attached or detached to the principle dwelling unit.*

***Subsection j changed from:** An interior door shall be provided between the principal dwelling and the ADU, but is not required to remain unlocked. **To:** if an ADU is attached, an interior door shall be provided between the principal dwelling and the ADU, but is not required to remain unlocked.*

***Add new subsection l to read:** Mobile homes are not allowed as ADU's.*

5. Review Warrant Article 3 – To Amend the ADU definition in the Zoning Ordinance.

To Amend the Northfield Zoning Definition for ADU to allow for detached accessory dwelling units.

Board members discussed the changes presented.

Hunt questioned the law verses the ordinance requesting a special exception, and the difference between a mobile home and a modular and manufactured home. Durgin replied that there is a difference between the types of home and how they are built and whether or not the home can be moved again. Crowley added that the State that it was up to the Town as to how to review the applications for an ADU, and that Special Exception is allowed. The Board added that having it as an Special Exception allows the Board to make sure that all other rules in the Zoning are being followed including size, ample parking, owner occupied in other dwelling, etc.

Crowley/Beadle moved to accept the intended changes to Warrant Article 2 and 3 as written.

Motion passed.

6. Other Business

Hunt handed out meeting minutes from November 6, 2017 and asked for clarification as to why Spaulding withdrew their application. Crowley, replied that Spaulding never had an application for the Planning Board for anything. Crowley and Durgin agreed that the minutes written are clear enough and the Board approved the minutes as written.

Glenn Smith presented a proposed zoning change of the current Commercial Industrial Zone along the river from Cross Mill Rd to Surette Park. Durgin asked Smith to explain the proposed change. Smith handed out pages 76 and 78 of the Town's 2014 Master Plan, a proposed map, changes to Article 6, Article 7, and Campground definition of the Zoning Ordinance. Smith pointed out that the in Master Plan this area is called a *Shoreland Recreation Area*, and is recommends changing the

Zoning Ordinance to reflect this change. In Smith's proposal he is calling this a *Waterfront Recreation Zone (WR)*. The map outlines the area to be from Surrette (Park St/Rt. 132), to Cross Mill Rd, between the Winnepesaukee River and the Rail Road. In the Zoning Ordinance Article 6.1 District adds this zone described in the Master Plan, Article 7, Table 1 and Table 2 adds the WR zone, and under the definition of Campground added wording about no permanent year-round residences. Crowley, feels this is being rushed and they need more time, and why was this area put into C/I in the first place. Read, replied that this was to stop housing from going up, and added that per the Master Plan map Cofran Terrace to I-93 is also requested to be in the zone. Durgin added that this seems pretty straight forward since it's coming right out of the MP. Board members went over table 1 and 2, and made changes to be discussed at the next meeting.

There being no other business meeting adjourned at 8:50 pm.

Minutes approved December 10, 2018