

**TOWN OF NORTHFIELD  
PLANNING BOARD  
October 2, 2017  
MINUTES**

**Members Present:** Jason Durgin, Doug Read, Laurie Hill, Mike Murphy, Joyce Fulweiler, Wayne Crowley, Christina Beadle

**Chair Jason Durgin** appointed alternate Christina Beadle to act as a voting member.

**Cross Mill Village:** The Chair recognized HEB's Senior Civil Engineer Josh McAllister who worked on the Cross Mill Village Report. Josh explained to the Board what his job was for the report and reviewed major issues that he found when he did a site walk. He explained to the Board how he came to these conclusions about the major issues, how to fix them, and the estimate of how much it would cost.

**Public Comment Open:** Resident Scott Haskins asked Dwight Barton about 131 Cross Mill Road and if Dwight supplied water to the home. Dwight explained that there is an informal agreement to supply the home with water.

**Public Comment Closed**

**Continued informal discussion of Spaulding Development Project:** The Chair recognized Tom Sahrman, representing Spaulding Youth Center. Tom handed the Board a list of topics that he wanted to discuss with them. He reviewed how Spaulding sent out invitations for residents to attend a meeting and talk with Spaulding about the project. He told Board that less than dozen residents attended the meetings. Tom presented the Board with SYC Closing Binder of the New "Zone 5 Professional District" Proposal and related Land Development Conceptual Plans for the Town of Northfield, New Hampshire. The binder will be posted to Spaulding's website for anyone to access and as more documents come in they will be added to the binder and to the website. Tom presented the Board with a document that showed formation of SYC's for-profit, wholly owned subsidiary "Golden Rule Enterprises, Inc. (GRE)" that was filed with the State. It was discussed that the 200 acres of Zone 5 land and the 21 acres of the Riley Property will be transferred to Golden Rule Enterprises, Inc. He reviewed August's flow meter testing results and handed the Board a map that showed the Surveyed Wetlands against Roadway Layouts and a Roadway Layout map that showed markers around the property that can be tracked with GPS. The Board discussed the two maps and how the wetlands would be affected by the project. Christina Beadle made the Board aware that the new road access is in the Ground Water Protection area. Wayne Crowley explained to Tom that there will be potential change to the map because of the wetlands. Wayne expressed to the Board and Tom that there are still unknowns that should be solved before the meeting in March. Tom updated the Board on Dot and DES and that are still reviewing maps and documents that Spaulding has presented to them. Christina explained to the Board that the Conservation Commission would like to do a site walk with the Planning Board to view the wetlands. The Board was given a table from Robin Bousa that should percentage increase of traffic for 2027 Build out/No Build out and briefly discussed the numbers with Tom.

**Public Comment Open:** Abutter Eric Faller asked the Board if the site walk would be a Planning Board meeting. The Board agreed that it would be a meeting and will be posted as one. Abutter Scott Young expressed concern about the buffer footage that separates Spaulding and his property. Resident Greg Hill asked what the revenue estimate of the complete build out would be. He was recommended to view Russ Thibault's Estimated Property Tax Revenues document that is available at the Town Hall. Resident Scott Haskins asked Tom about the road access and if the roads will be Town maintained or not. Resident David Court expressed concern about what Spaulding would do if the Zoning did not pass at Town meeting. Greg Hill asked if at the end of Shaker Road they could not allow a left hand turn. Jason Durgin stated that the question would be on for Robin Bousa

from VHB to answer. Scott Haskins asked Tom if the buildings on the map were being built there or if they could be moved. Tom explained that the buildings can be moved due to the wetlands.

### **Public Comment Closed**

**Minutes:** Wayne/Mike moved to accept the minutes of the meeting of September 11, 2017. **Motion passed.**

**Continued discussion of proposed rezoning to create Zone #5 in the town of Northfield:** The Board agreed on calling the Zone 5 the Business Professional District instead of Institutional Zone. Christina made the Board aware that the Town could face a lawsuit due to spot zoning. The Board had contacted the Town Attorney in previous meetings about the issue. Wayne and Glenn Smith both briefly reviewed with the Christina what the attorney had said. The Board agreed on the purpose in Article 6 of the Business Professional District (BP) with one minor change to the wording. Wayne reiterated that the Board will need full details for Zone 5 before the public meeting. Wayne explained to Tom that the Board needs a project map of the project by October 26<sup>th</sup> and that it could be a google map that show the boundaries.

Wayne/Mike moved to hold a workshop on October 26<sup>th</sup>, 2017 at 6:30 pm. **Motion passed.**

**Public Comment Open:** Scott Haskins asked if South Park on Rte. 140 would be in Zone 5. It was determined that South Park would not be in Zone 5. Scott asked if there would be exact outlines of Zone 5. Wayne explained that the warrant article will have the geographies of the zone defined in the article.

### **Public Comment Closed**

**Other:** October 26<sup>th</sup> at 6:30 pm there will be a workshop.

October 28<sup>th</sup> at 9:00 am the Board will hold a site walk with Spaulding. The Board and Spaulding will meet at the boat ramp on Shaker Road.

There being no other business the meeting was adjourned at 8:55pm.

Minutes Approved on 11/6/2017