

**TOWN OF NORTHFIELD
PLANNING BOARD
September 11, 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 Attorney Steven Nix, representing D&M Barton Limited Partnership and Dwight Barton. The applicant was updated on HEB who were chosen as the engineers to work on a report that explains what needs to be done from the Town's perspective at the site. The Select Board is currently working on the contract with HEB and the report that engineers return back to the Board will be completed by the next meeting. Steven Nix asked the Board if he and his client could see any documents regarding Cross Mill Village that the Town has.

Public Comment Open

Public Comment Closed

Continued informal discussion of Spaulding Development Project: The Chair recognized Tom Sahrman, representing Spaulding Youth Center. Tom introduced Marc Abatiell who is a representative from Fair Point. Marc explained the fiber optic lines that Spaulding has would be able to support Spaulding's project. He also answered questions that the Board had about residents being able to access the fiber optics from Spaulding.

Tom reviewed with the Board the flow meter testing that was conducted for the month of July. He explained that this report did not include the wet season which is from December to the end of April and that they will continue to do a monthly flow charts. He also updated the Board on the wetlands survey which is completed and will have a map of the wetlands over the roadway layout on the 20th. September 20th is the night of the Conservation Commission meeting in which Tom said he would speak with the Commission and review the wetlands map. Tom introduced Robin Bousa from VHB who discussed questions/concerns that were raised at the August 7th meeting regarding VHB's Preliminary Traffic Study with the Board. Robin spoke to the Board and explained that the full report will be available this week

Public Comment Open: Abutter Eric Faller expressed concern that the Roadway Layout handed out during the meeting did not match the Draft Preliminary Site Access Plan. Tom explained that the maps have not been aligned yet but once they are aligned the maps will be republished. Eric also expressed concern about the wetlands in the project area.

Public Comment Closed

Minutes: Wayne/Mike moved to accept the minutes of the meeting of August 7, 2017 as amended. **Motion passed.** Christina Beadle abstained.

Continued discussion of proposed rezoning to create Zone #5 in the town of Northfield: Wayne explained to the Board that Zone 5 will be on a ballot vote in March and that one public hearing is required prior to March. He suggested that the Board hold two public meetings and have the warrant finalized in mid-January. The Board discussed possible names for the proposed zone instead of using its current name the Institutional Zone. They also discussed where they could put this zone in Town. Wayne suggested that the Union Sanborn School area which includes the library and goes to the Tilton River. After much discussion, the Board came to the conclusion to focus on defining Zone 5 and to discuss the Union Sanborn School area in the near future. They reviewed their updated version of Article 7 in which they added the proposed zone with the uses that it would include. The Board decided to wait on discussing the boundary lines until they receive the wetland survey.

Other: No discussion was held.

October's meeting and workshop will be held on October 2nd.

There being no other business the meeting was adjourned at 9:35pm

Minutes approved on October 2nd 2017