

**TOWN OF NORTHFIELD
PLANNING BOARD
July 10, 2017
MINUTES**

Members Present: Jason Durgin, Doug Read, Laurie Hill, Mike Murphy, Glen Brown, Wayne Crowley

New Business: The Johnson Family asked the Board to give approval for their building permit for tax map R15-2-15 because they are building on a private road. The Johnson's previously talked to the Building Inspector about having to sign a waiver to release the Town of any liabilities. The Board didn't have any objections about the Johnson's building their house.

Public Comment Open

Public Comment Closed

Public Hearing: Cross Mill Village: The Chair recognized Attorney Steven Nix, representing D&M Barton Limited Partnership and Dwight Barton. Steven Nix gave the Board a short background on the history of Cross Mill Village. Steven is asking the Board to reinstate the building permit that was approved in 2005 by the Planning Board. In 2008 the permit was revoked by the Planning Board by (RSA 676:4a, Le) after the property was taken by the Town for taxes and has been bought back by the developer. Steven stated that the developer is currently in position to put the bonding back in place to complete the project. The applicant is asking the Board to accept his engineer's \$120,000 bond so the project can move forward. Steven told the Board that because the applicant is vested under Common Law Rights and 90% of the project was completed the applicant can continue the project under the 2005 Zoning Requirements. Steven is asking the Board to make a determination if the project is vested under Common Law for prior Zoning Laws.

Wayne Crowley asked Steven if they have currently as built plans on paper and if they can be available to the Board. Steven answered that they did have as built plans on paper. Mike Murphy mentioned that he would like to see an engineer check out the property because of wear and tear that have happened to the buildings over the 9-10 years. Wayne told Mike that the engineer and other items will be discussed in the private discussion tonight.

Public Comment Open: Resident Barbara Michaels asked the Board if the road off of Cross Mill heading into where the Cross Mill Village is open to the public or not. Steven Nix said that the road is private and won't be open to the public. Resident Scott Haskins asked if the project would be completed by phasing or done in one go. Steven Nix said that the completed housing will be finished and sold then they will move on to the next unit.

Public Comment Closed

Continued discussion of Kenneth Partridge to possible rezone change of Tax Map R5 Lot 35-01 (56.8 acres) and Tax Map U02 Lot 01 (84 acres).

There was no one in attendance to represent the applicant.

Continued informal discussion of Spaulding Development Project: The Chair recognized Tom Sahrman, representing Spaulding Youth Center. Tom gave the Board an updated list of items that are currently being worked on. He briefly went over the proposed roadway centerline survey, the wetlands survey that will be started this week, the sewer interceptor flow meter, and the traffic counts for Tilton-Northfield. Tom has also drafted out the Northfield letter agreement to formalize the understanding on the taxability of the 200 acre proposed development per the Planning Board. Tom presented to the Board maps that their engineers have come up with using recently purchased property for road access. Wayne asked if the recently purchased property will be included in the wetlands survey. Tom answered that the property will be included in the wetlands survey. Tom went over each map that was handed to the Board about different road access and said the first map is the one that will be submitted to the State. Laurie Hill asked if Tom had looked into bridging over Shaker Road so the Town isn't affected by the traffic. She said that is a concern that residents have brought up. Tom said they mainly focused on staying at ground level but will have the engineers take a look at that possibility of having a bridge.

Public Comment Open: Scott Haskins asked if once everything was approved if it would be at the Town meeting and will the residents vote on this material. Jason Durgin said it wouldn't be voted at Town Meeting. Wayne said the zoning changes have to be voted by ballot vote which is the Tuesday before Saturday Town Meeting.

Public Comment: Closed.

Continued discussion of proposed rezoning to create Zone #5 in the town of Northfield: Tom Sahrman had nothing else to add to this discussion. Jason Durgin opened discussion to the Board and explained that they had to put something together about what they want the zone to be. The Board previously made a list of items that Spaulding are allowed and disallowed to do if the zone was created. The Board then reviewed the list to see if they still agreed with it and make any changes to it. Jason said that they also have to go over the outline of the zone Wayne recommend waiting until the wetland survey is completed. Wayne elaborated that the Board isn't looking to rezone all the land Spaulding owns. Jason asked if there was anywhere else they could put this project like this, Wayne suggested Union Sanborn. The Board discussed this suggestion amongst themselves.

Public Comment Open: Scott Haskins asked the Board if the zone included a drug rehab facility where Union Sanborn is. Mike Murphy said that it is hard to exclude a drug rehab facility by the State. The Board is going to look into not allowing a drug rehab facility in the proposed zone.

Resident Gretchen Wilder expressed concern about allowing a drug rehab facility within an educational area. Greg Hill expressed concerned about the ground water being infiltrated by schools waste. Gretchen brought up concern about hazardous waste and how it is going to be monitored. Jason explained that it is regulated by the building inspector and State. Greg also asked about the fiber optics that Spaulding uses. He asked why everyone can't use the fiber optics. Tom said that Fairpoint should be able to service the Town area around Spaulding. Tom

said he will follow up on the fiber optics. Scott Haskins asked about the tax assessments. Wayne said that is approved they would have to go to the Town's accessor and get a definition of the Institutional Zones and the assessments that would be in such a zone. The Town doesn't have an Institutional Zone right now. Jason asked Tom if he could come up with a different zone name than Institutional Zone.

Public Comment Closed

Tom told the Board that he should have a traffic study and the wetlands survey for the August meeting. Wayne recommended setting up time frames for Spaulding to have items completed. Jason suggested having a workshop at the end of the August meeting and figure out the outline and finalize the list.

Minutes: Mike Murphy/ Wayne Crowley moved to accept the minutes of the meeting of June 5, 2017 as amended. Motion passed.

Jason Durgin moved to enter into non-public session under the provisions of (RSA 91-A3II C) at 8:21pm. **Motion passed by unanimous roll call vote.** Also Present: Mackenzie Lonergan.

Wayne Crowley/Mike Murphy moved to reconvene the public session at 8:59pm. **Motion passed by unanimous roll call vote**

Wayne Crowley/Glen Brown moved and seconded to seal the minutes of the previous nonpublic meeting because it might be detrimental to someone who is not on this Board per (RSA 91-A3IIIc).**Motion passed by unanimous roll call vote.**

Wayne Crowley/Mike Murphy made the motion to have the Chair draft a letter delineating the requirements to Mr. Barton the applicant for Cross Mill that will delineate the requirements from Town Counsel Bart Mayer in total. The letter is to be delivered to the applicant ASAP prior to the next meeting. **Motion passed by unanimous roll call vote.**

Other: September's meeting is being moved to the 11th due to Labor Day.

There being no other business the meeting was adjourned at 9:02pm

Minutes approved on August 7, 2017