

**TOWN OF NORTHFIELD  
PLANNING BOARD  
January 8, 2018  
MINUTES**

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

**Public Attendees:** Regina Nadeau, Steven Partridge, Chris Hunt

Chair Jason Durgin called the meeting to order at 7:00pm.

Mike Murphy voted to move to accept Meeting Minutes of December 4, 2017, seconded by Christina Beadle. Joyce Fulweiler, Doug Read and Wayne Crowley abstain from vote as they were not present for the December 4, 2017, meeting. **Motion passed.**

Wayne Crowley voted to move to accept Meeting Minutes of November 6, 2017, seconded by Christina Beadle. Mike Murphy abstained as he was not present at the November 6, 2017, meeting. **Motion Passed.**

**Other Business:**

**Regina Nadeau – Informal Discussion** - here at Jason Durgin’s recommendation, purely conceptual. Kip Cormier owns a lot on Route 140 that is permitted as North Park. Would like go get site plan approval for commercial building. Need variance due to Wetlands Buffer. The Wetlands Buffer takes up about half of the lot. I had an opportunity to look at your Site Plan Regulation. Section 5 states “Any variances which are required for a site plan must be obtained prior to application to the Planning Board.” What I am looking for is a consensus based on this provision. Would it be ok if I applied for a building permit but were denied on two grounds, one that I don’t have site plan approval and two, that I don’t have a variance? Then I could go and get a variance which wouldn’t require a full blown site plan and if I get the variance then I would come back to the planning board for the site plan approval which is how this section reads. If we don’t get the variance, the project is “dead in the water.” Looking for guidance from the planning board. The rules state that I cannot even apply to the planning board unless I have the variance in hand. Wayne Crowley states, “That rule is wrong, that was changed a few years ago by the legislature. The legislature came out with a ruling that said, “The town must allow co-application, you can apply to the zoning board and planning board at the same time. You don’t need prior approval from either one to apply for the other.

**Steven Partridge – Informal Discussion** – Inquiry to Scribner Road property change from Commercial/Industrial to R2 Zoning to allow 55+ Park. Not residential but elderly manufactured housing. 58 Acres of Land, a pond and a few streams. Looking to have one-half acre lots with mobile homes placed on the sites. The roads will be privately maintained, trash collection and plowing done by the association. The discussion also mentioned R1 instead of R2, duplexes, multi-family homes. Steven Partridge is to present to the board a site plan that shows setbacks, roads and location of the slabs. Steven to work on getting on the agenda for the next meeting.

Any Other Business – none

Meeting adjourned at 8:15 pm

Minutes Approved February 5, 2018