

**TOWN OF NORTHFIELD
PLANNING BOARD
July 2, 2018
MINUTES**

Members Present: Jason Durgin, Chairman, Mike Murphy, Vice-Chairman, Wayne Crowley, Doug Read, Sheena Duncan

Public Attendees: Steven Partridge, Cori Partridge

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

We do have a quorum tonight.

Vote on the minutes of June 4, 2018, do we have a motion, Mike Murphy moved to accept the minutes as written. Seconded by Sheena Duncan. Minutes approved as written.

Other Business:

Steven Partridge: **Informal discussion on the proposed campground.**

Steven Partridge is proposing three to four hundred camp sites, consisting of two hundred camp sites and two hundred camper sites with three or four bathhouses. The campground will also have a community building as well as a pool. The campground has a launch for kayaks and canoes as well as a swimming area. The current in this area is very slow and provides a great recreation area. The camp sites will be situated on 84 acres of land, the access will be by right-of-way off the Partridge property on Sargent Street. I will be erecting a chain link fence to separate the campground from the walking trail. The question of the water supply was brought up by Glenn Smith. Steven stated that the water will be provided by drilled wells. The sewer would be provided by the forced main.

Jason Durgin – Any more questions from the board, none noted. Steven, thank you for coming in.

Jason Durgin, Anything else from the Board for other business. None noted.
Glenn has a few things that he would like to bring up.

Glenn Smith – The first thing I would like to discuss is the decision of the Planning Board to allow a second residential unit on the property at 95 Park Street in Northfield, pending Zoning Board Approval.

Jason Durgin – the permit was denied, a letter of denial was sent to Cathy Keyser. The denial of the building permit allowed Cathy Keyser to submit an Application for Variance which is to be brought before the Zoning Board on July 23, 2018 at 7 pm.

Discussion amongst the board in regard to Article 7.1 and Article 7.10, the definition of each article and the interpretation of each definition.

Glenn Smith – In the past, the Planning Board had a Professional Planner that attended the Planning Board Meetings. The Professional Planner guided the Planning Board, by way of legal advice and interpretation of the Zoning Ordinances in order to assist the Planning Board in making their decisions. I would like to respectfully suggest that we try Professional Planner, Sue Slack of Lakes Region Planning Commission. Sue Slack will be able to work here in Northfield, she is not only a planner with experience at the state office of energy and planning, Sue Slack is

also an attorney and it would be a benefit to have someone who can answer the questions and discussions that we have had tonight. They charge \$70.00 per hour for her experience and waive travel time. She is well worth the money and will be able to assist with projects like Spaulding and Partridge.

There has been talk that when Spaulding does come forward that we hire someone to assist with the questions and we should not wait until that time to hire someone to advise the Planning Board.

Jason Durgin – What does the board think? Sheena Duncan – I see the value in that, could we maybe have her come on certain meetings to assist with her expertise and not come when we have very little on the agenda? Glenn Smith – Yes, the board would be in the driver's seat.

Jason Durgin – Is that just for Planning Board or could I use her for Code Enforcement? Not necessarily for code enforcement but for the questions received from residents such as turning a single family into a multi-family. Glenn Smith – probably yes, for code enforcement. Jason Durgin – so that money would come out of code enforcement?

Glenn Smith – we could also call the Municipal Association and ask the questions as well. If the Planning Board is on board with this, I can call and make arrangements. Jason Durgin – I really like the idea of this.

Glenn Smith – I would like to propose for this board to authorize Jason to enter into a contract with LRPC and the Circuit Ryder Program with a cost not to exceed \$1,000.00. We could probably get someone on board and here for the August meeting.

Mike Murphy – I make a motion that we expend not over \$1,000 for the remainder of the year in an annual contract with LRPC. Seconded by Sheena Duncan. Discussion on the motion on the table, none noted. **Vote on the Motion – 3 yes, 1 no. Motion Passed.**

Spaulding Youth Center – Informal Discussion

The Spaulding Project – Wayne Crowley informed the Board that Spaulding Youth Center will resubmit their earlier development proposal, the application will be submitted in April. Review of Revised Article 6, 7 and Revised Table 7.1 is on the agenda for the August Meeting. The request for zoning change will be presented for Town Meeting for March 2019.

Jason Durgin – Is there anything else from the board?

Sheena Duncan – Interested in classes from Primex. I would like to attend. Glenn Smith informed Sheena Duncan that she can contact Laureen Mastine or himself and we will register you for the class.

Jason Durgin – Meeting adjourned at 8:09 pm

Minutes Approved as Written on August 6, 2018