

**TOWN OF NORTHFIELD
PLANNING BOARD
November 4, 2019
MINUTES**

Members Present: Jason Durgin, Wayne Crowley, Doug Read, Christina Beadle,
Sheena Duncan,

Also Present: Dr. Tracey Hutton

Having a quorum established Chairman Jason Durgin called the meeting to order at 7:00 PM.

1. Minutes: Crowley/Beadle moved to approve the minutes of October 7, 2019 as written.
Motion passed with one abstention.

2. Zoning Review:

a. Definition of non-commercial storage

Ms. Duncan wanted to make sure it was clear that this definition applied to primary uses and not accessory uses on dwelling lots.

b. Manufactured Homes, Home Parks & Camping Trailer Parks – Article 10

Mr. Crowley has concerns over sections of the Zoning Ordinance not previously discussed by the Board. Chairman Durgin stated that he did not want to change too much at once as it may overwhelm the voters and cause the proposal to fail.

Ms. Beadle reminded Mr. Crowley that this section only applies to residential lots and not commercial uses.

c. Zoning on Hodgdon Road & Crossmill Road

Dr. Hutton has spoken with the LRPC regarding the mapping; it should be done by the end of November.

Mr. Letourneau of Riverview Farm on the Winnepesaukee inquired about the effect of zoning his property R-1 from Commercial/Industrial. As an agricultural property, the use will change from requiring a special exception to being permitted. This change should make operation and expansion easier.

Mr. Crowley asked about the change in assessment of the lots that are proposed to change from Conservation to R-1. Dr. Hutton said she would ask Ms. Giovannucci to work on this for the hearing.

The hearing for these zoning changes should be at the December meeting. Dr. Hutton will make sure the proper notices are given and the article language is ready for that meeting. The zone change will need to be on the ballot in March.

3. Other Business:

There was discussion on whether buildings that are 120 square feet or less need to meet setbacks even though they do not need a building permit. The agreement was that they do, but here needs to be a cautionary note added to the fee schedule exempting the permit about setback compliance.

The next meeting will be December 11th due to member conflicts.

There being no other business, meeting adjourned at 8:10 pm

Minutes approved on December 11, 2019.