

**TOWN OF NORTHFIELD
PLANNING BOARD
SEPTEMBER 10, 2018
MINUTES**

Members Present: Jason Durgin, Chairman, Crowley, Doug Read, Christina Beadle, Doug Read, Sheena Duncan, Joyce Fulweiler

Public Attendees: Steven Partridge, Cathy Keyser, John Guay

Chair Jason Durgin called the meeting to order at 7:05pm.

August 6, 2018 Meeting Minutes – Crowley/Beadle Motioned and Seconded for approval of the meeting minutes as written. Unanimously approved. **Motion Passed.**

Steven Partridge – Appeared before the board because his name was on the agenda. Steven Partridge has submitted an Application for Variance to the Zoning Board which will be reviewed and voted upon at the Zoning Board Hearing scheduled for September 24, 2018. Steven Partridge will need to submit an Application for Site Plan, the Application will be reviewed by the Planning Board once submitted.

Other Business - Discussion amongst the Board regarding the requirement for a vice-chairman. The Board decided to wait until the next meeting to further discuss this matter.

Cathy Keyser voiced interest in submitting a letter of interest to the Board of Selectman indicating her desire to be appointed to the Planning Board. The letter of interest will be presented to the Select Board once received and reviewed by the Select Board. Cathy also asked what other boards had vacancies, it was indicated that the Zoning Board had openings as well as the Planning Board. It was noted by the Planning Board that you cannot be appointed to two boards such as the Planning Board and the Zoning Board, it would present a conflict of interest.

Sheena Duncan – Inquired about fall training with Primex, Sheena is interested in taking some educational classes. Wayne Crowley informed Sheena Duncan that NH Department of Energy offers classes in the spring usually held on a Saturday. New Hampshire Municipal Association also offers workshops as well.

Jason Durgin – Brought up the matter with the Board regarding multiple residences on one piece of property. The question Jason Durgin brought before the Board is why does the ADU need to be attached to the main residence. The only zone that would not meet the requirement is Commercial/Industrial. The Board discussed this and stated that the Zoning Ordinance must be changed to reflect that the ADU does not need to be attached but must meet the setback requirements. The owner of the property would need to file an Application for Special Exception.

Joyce read further in the New Hampshire Planning and Land Use Regulation Edition, it states “A Municipality is not required to, but may permit detached ADU’S. Detached ADU’s shall comply with requirements of any municipal ordinances and/or regulations adopted pursuant to 674:72 paragraph 4 through 9”.

The recommended changes to be made to Zoning Board Ordinance are in Article 6.3 – Accessory Dwelling Unit (ADU), letters f, j, and l.

Letter “f” shall read – ADU can be attached or detached to the principal dwelling unit.

Letter “j” shall read – If attached, an interior door shall be provided between the principal dwelling units but is not required to remain unlocked.

Letter “l” shall read – No mobile homes will be allowed as ADU’s.

Once the minutes have been approved for this September 10th meeting, a public hearing will be scheduled in November of 2018.

No other business, meeting adjourned at 7:58 pm

Minutes Approved October 1, 2018