

**TOWN OF NORTHFIELD
PLANNING BOARD
March 3, 2014
MINUTES**

Members present: Kim Robichaud, Jason Durgin, Mike Murphy, Wayne Crowley, Kevin Waldron and Doug Read. Members absent: Glen Brown.

Minutes: Jason Durgin moved, seconded by Mike Murphy to approve the minutes of February 3, 2014 as read. Motion passed.

Edmund C. Young: Application for a minor Site Plan to construct a detached 5 stall garage on 7.53 acres at 200 Tilton Road (Tax Map R14 Lot 7-1) in the C/I zone. Richard Belair, representing the applicant, explained that the plan is to build a 5 stall garage partly within the existing parking lot to store vans for Quality Controls, the business currently in the industrial building on the lot. Wayne Crowley advised Mr. Belair to read the zoning regulations, in particular the Groundwater Protection Ordinance and present plans with measurements, locations, setbacks, etc. as well as the proposed use of the building. This lot is wholly within the Aquifer Protection zone and because the lot has more than 15% impervious surface, a Storm Water Management plan is required by regulations. Wayne explained that a waiver can be granted for the Storm Water Management plan if there is an explanation from an engineer as to why one is not needed.

Mr. Belair responded that there would not be any additional water produced by the building and that the vehicles are currently stored on the asphalt parking lot. Wayne Crowley explained that since half of the building would be located off the existing parking lot this plan adds more impervious surface to the lot which further impacts the wetlands. Mr. Belair did not believe there would be any need for an engineer as there would be no difference in drainage because there are existing storm drains in the parking lot where the water would flow. Mike Murphy explained that the voters have approved regulations to protect the aquifer where the town's water supply is located and the Board must comply with the current regulations. Wayne Crowley explained that even if the building is located entirely within the existing parking lot, it is still necessary to have an engineer determine whether a management plan is needed. He suggested getting the applicant's ok to locate the building entirely on the pavement which would have less impact on the wetlands. Mike Murphy moved, seconded by Jason Durgin to continue this application to March 8, 2014 at 8 am for a site walk on the property. Motion passed.

James & Joanne Borda: Application for a minor Site Plan to create vehicle storage, office and small retail space for Rowell's Sewer & Drain, LLC on 3.83 acres at 359 Tilton Road (Tax Map R15 Lot 76) in the C/I zone. Rick Lepene, representing Rowell's Sewer & Drain, presented mapping showing the existing building, pavement well and septic system. There are no modifications planned to the footprint of the 50x120' building or pavement which covers .9 acres or about 24% of the property. Mr. Lepene explained that the lot was originally excavated and the building is on a knoll so

that water drains to the sides and front of the lot. The plan shows the location of the well and septic system as well as a location for a new leach field if the current one fails.

Ian Hagan of Rowell Septic and Drain stated that he has located and inspected the existing septic system which consists of three 1,000 gallon tanks leading to a pipe and stone leach field in the grass. He stated that it appears to be in top working order and is clean. Wayne Crowley commented that the system is probably 40 years old with no guarantee that it works and it is located within the aquifer. Mandie Hagan stated that the pump trucks would be stored inside the building. The trucks are normally emptied before returning, but on occasion they would wait until the next day to be emptied. There is an oil separator drain in the floor of the building that empties into the septic system. There will be no cleaning or maintenance of trucks or oil changes taking place on the property. There will be no fuel storage on site. The plan calls for keeping the large sign on the building plus another sign by the road. For a sign larger than 24 square feet a variance will be needed.

Wayne Crowley noted that a Storm Water Management plan is required because the property is within the Groundwater Protection zone. Rick Lepene stated that the applicant has requested a waiver for this requirement because the drainage off the building has a long grass filtering area before reaching the wetlands and there is already a good drainage system in place with no evidence of erosion.

Kevin Waldron moved, seconded by Mike Murphy to accept the application as complete with 4 waivers requested. Motion passed.

Public hearing: Donna Gaudet Hosmer spoke in favor of the project stating that this business will be a good addition to the community as the owner's are very conscientious and community minded. Cindy Reinartz agreed with this statement. Public hearing closed.

Further discussion by the board include:

- This proposal would be using an existing building and site with a viable business
- There would be no change in impervious surface
- The trucks are inspected bi-annually by the state.
- Any spillages must be handled as per DES requirements. Trucks all have lime available to absorb leaks.
- The insides of trucks are not cleaned, they are emptied at the state waste facility
- The Rowell's own 15 porta potties which will probably be stored inside in Franklin, but they would like the option of storing them on this site. They, by law, have to be cleaned before transport. The cleaning agent is not hazardous and there is no storage needed.

The following waiver requests were submitted with the application:

1. Boundary survey – this is not needed as a survey was completed in 1986 and there are no boundary issues.

2. Signage – The applicant would like to keep the existing sign on the building plus have a sign by the road. It is understood that if the road sign is to be larger than 24 sq. ft. a variance would be needed.
3. Storm Water Management Plan – there will be no changes to the runoff patterns, no additional impervious surface and the existing swales and grass strips appear to be adequate.
4. Landscaping Plan – there are no plans to change the existing landscaping other than to maintain what is there.

Kevin Waldron moved, seconded by Mike Murphy to approve the above four waivers as submitted within the application. Motion passed.

Kevin Waldron moved, seconded by Mike Murphy to approve the application for a minor Site Plan to create vehicle storage, office and small retail space for Rowell's Sewer & Drain, LLC on 3.83 acres at 359 Tilton Road (Tax Map R15 Lot 76) in the C/I zone with the following conditions:

1. The pumper trucks must be stored inside the building
2. Porta Potties may be stored on the property but must be empty at all times
3. Replacement of existing lighting must conform with Northfield's regulations for external lighting. No new lighting.
4. No vehicle maintenance on site
5. No fuel storage on site

Motion passed.

Other: Mark Geremia asked what he would need to expand his existing internet car sales at 13 Cottage Street to automotive repair service. His property is located within the Groundwater Protection zone. Wayne Crowley advised Mr. Geremia that he would need to present a site plan for this type of business, but would need to get a variance approved before the Planning Board can consider the site plan.

Review Articles 17-21 of the Zoning Ordinance –Wetlands –

Items discussed:

1. Under definitions “excavation” means “digging of any kind. It was questioned whether this includes hand shoveling. It was agreed to leave the definition as it refers to no digging at all in wetlands.
2. Dave Krause questioned whether the 50 foot wetlands buffer is really needed. He added that while the buffer is good, it is really only applied to new development and pretty much ignored by landowners. The 50 foot buffer is intended to provide filtration for the wetlands. Doug Read questioned whether it is fair to a landowner with an acre to not be able to use land within 50 feet of a wetland. He suggested varying the requirement based upon size of wetland and/or the lot. This would be difficult to define in the ordinance. Doug Read commented that the setbacks as listed in the ordinance make sense but the 50 foot buffer does not.

Kevin Waldron suggested that the buffer could be 50 feet for commercial use and 15 feet for residential use. No change was suggested, but Dave Krause will give it further thought.

3. Dave Krause suggested that the 75 foot setback from wetlands for septic systems could be changed. He suggested going with the state regulations which requires 75 feet for very poorly drained soils and 50 feet for poorly drained soils.

Master Plan update – Due to the late hour, no review took place.

Meeting adjourned at 9:10 pm.

Respectfully submitted,

Eliza Conde, Secretary

Minutes approved 04-07-2014