

**TOWN OF NORTHFIELD
PLANNING BOARD
January 4, 2016
MINUTES**

Members present: Jason Durgin, Doug Read, Laurie Hill and Wayne Crowley.

Minutes: Laurie Hill moved, seconded by Doug Read to accept the minutes of December 7, 2015 as read. Motion passed with Wayne Crowley abstaining.

Public Hearing on proposed zoning amendments:

Park Street: to amend Article 6 of the Northfield Zoning Ordinance to change the designation of Location 1 of the Multi-Family Residential District: “R2” to *Areas easterly of the railroad from Winnepesaukee River to Sargent Street, then easterly of Park Street and Westerly of Summer Street and Granite Street to the Winnepesaukee River* and the designation of Location 1 of the Commercial/Industrial District: “C/I” to *Areas Westerly of the railroad., Northerly of Sargent St., Northerly of Scribner Rd. and Easterly of Cross Mill Rd.*

Article 7 Table 1 Uses by District: To amend Article 7 Table 1 to change “*Light Manufacturing*” and “*Research and Development*” from N (not permitted) to E (allowed by special exception) in the R2 District.

Christopher Hunt noted that the updated Northfield Master Plan indicates that residents had rejected a grant to study the zoning of the down town area, indicating that there was no desire for change. He suggested that the Board should review the Commercial/Industrial zone and differentiate between Rte 140 and the down town area. Public hearing closed.

Impervious Surface Report: Bill Dawson, Northfield’s representative to UMLAC presented the results of an earlier study of the quantity of impervious surfaces in towns along the Merrimack River. While Northfield’s overall impervious surface is 2.8% of total land area, the percentage along Route 140 which lies on the aquifer is at 9%. In the future as impervious surfaces increase, there will be EPA regulations that will need to be considered. The higher the percentage of impervious surface, the more impact on quality of water and potential flooding. The study has established a base for tracking impervious surfaces which can be used to determine whether the town has regulations in place to protect the aquifer.

The Planning Board will vote on whether to place the following amendments on the 2016 Town Warrant:

a. Park Street: Change west side to R2. Wayne Crowley moved, seconded by Doug Read to approve submitting this change to the 2016 Town Warrant. Laurie

Hill stated that she is not in favor of this change as the zoning is fine the way it is and there is no reason to change it. Jason Durgin explained that this is to make both side of Park St. the same. Wayne Crowley noted that Ciao Pasta had to get a Special Exception for a restaurant on the west side but would have been allowed on the east side. Changing the zone would encourage the type of businesses the town wants. Motion passed 2-1.

b. Wetlands setbacks - to amend Article 17.5 of the Northfield Zoning Ordinance to require that a Septic Leach Field be *50' from poorly drained soils and 75' from very poorly drained soils* (Current zoning requires septic leach fields be 75' from any wetlands) Wayne Crowley moved, seconded by Laurie Hill to put this on the 2016 Town Warrant. Wayne Crowley asked for clarification that this is for the leach field setbacks only. It is only for leach fields and will make Northfield's setback for leach fields conform to state regulations. Motion passed 3-0.

c. To amend Article 7 Table 1 to change "*Light Manufacturing*" and "*Research and Development*" from N (not permitted) to E (allowed by special exception) in the R2 District. Laurie Hill moved, seconded by Doug Read to include this change on the 2016 Town Warrant. Motion passed 3-0.

d. To amend Article 7 Table 1 to change "*Bed & Breakfast*" from N (not permitted) to P (permitted) in the Conservation District. Wayne Crowley moved, seconded by Laurie Hill to include this change on the 2016 Town Warrant. Motion passed 3-0.

e. Signage: To amend the Northfield Zoning Ordinance by removing Article 12 (Signage) in its entirety and placing the Article in Section 8.19 of the Northfield Site Plan Regulations. Chris Hunt stated that he has looked at signage regulations in many other towns and most of them are included within the Zoning Ordinance. He suggested the Board could consider having different sign requirements in each District but he believed that having the signage in the Site Plan Regulations would allow for larger signs. He added that the Master Plan specifies that residents want to maintain the rural quality of Northfield. He urged the Board not to put this item on the warrant. Kent Finemore added that he does not want to see gaps in the signage regulations that leave the town exposed. Wayne Crowley moved, seconded by Laurie Hill to table this issue. Motion passed 3-0.

Adopt the revision of the Annual Excavation Report to conform to NH DES reporting schedule. After questioning what the NHDES schedule is, it was decided not to take action on this item until further information is gained.

Meeting adjourned at 8:15 pm.

Respectfully submitted,

Eliza Conde, Secretary

Minutes approved 02-01-2016