

**TOWN OF NORTHFIELD  
PLANNING BOARD  
February 4, 2013  
MINUTES**

Members present: Glen Brown, Mike Murphy, Kim Robichaud and Doug Read. Also present: Dari Sassan. Members absent: Wayne Crowley, Jason Durgin and Peg Shepard.

**Minutes:** Kim Robichaud moved, seconded by Doug Read to accept the minutes of January 7, 2013 as read. Motion passed. Mike Murphy moved, seconded by Kim Robichaud to accept the minutes of January 12, 2013 as read. Motion passed.

**Glenn Smith: Proposed grant for study of Northfield's village area:** Glenn Smith presented draft copies of a grant application for a Community Planning Grant to develop a Village Area/Mixed Use Zoning District for Northfield. Developing a "village area" is included in the 2003 Master Plan, but zoning has not been addressed to achieve this objective. Currently there are several different zoning districts within the "downtown" area including R2 which requires 2 acre lots. The proposed grant is to fund a study of the current zoning and development by LRPC of zoning changes that would meet the objective of creating the "village area". The grant is for \$20,000 with the town contributing \$1,288 plus "in-kind" services by volunteers and town employees. Mr. Smith asked for a letter of support from the Planning Board to be submitted with the application.

Mike Murphy expressed concern about additional restrictions on property owners, in particular developing an historical district which can place strict requirements on uses of buildings. Glenn Smith replied that he believes this is referring to the historical uses of buildings rather than the buildings themselves, adding that Park Street currently has Comm/Ind on one side of the road and residential on the other and this could be changed. Areas such as Arch Street probably wouldn't see much change. He added that the study and proposed zoning changes would require several public meetings for public input. Glen Brown commented that it makes sense to do the study and the public can either agree with it or not.

Glenn Smith noted that the town has also submitted a grant for a "Safe Route to Schools" program for walking access to Union Sanborn School. Discussion followed relative to the difficulty of providing sidewalks to the Southwick School. Glenn noted that if the village sidewalks were improved for the school program it would also benefit the entire village population.

Mike Murphy moved, seconded by Kim Robichaud to provide a letter of support for the application for a NH Community Planning Grant to study and develop a Village Area/ Mixed Use Zoning District for Northfield. Doug Read questioned spending money for a study that doesn't result in anything. He asked what Northfield gets for this amount of money. Glenn Smith replied that we will get a proposal for a zoning framework that best fits the mixed uses already there and guides future development within the village area. He used as an example, the PCC Structural plant on Granite Street surrounded by residential zoning, suggesting that perhaps the zoning could be adjusted in that area to allow mixed use. Doug Read responded that the Planning Board has been looking at the zoning for a long time and has never come up with a good reason for changing it. He doesn't think it is necessary to spend \$20,000 to fund a study that may not go anywhere. Dari Sassan

commented that Planners support any opportunity for a more vibrant downtown with mixed uses and zoning plays a role in making that happen. Motion passed with 3 yes votes and 1 no vote.

**Cathy Keyser: Application for a minor site plan to open a Graphics, Sign and Screen Printing Shop at 98 Park Street (Tax Map U8, Lot 24) in the R2 zone.**

Doug Read moved, seconded by Mike Murphy to accept this application as a minor site plan. Motion passed. Doug Read moved, seconded by Kim Robichaud to accept the application as complete. Motion passed.

Cathy Keyser explained that her graphic and printing business would be in the former real estate office in the building. The work will be inside and any truck lettering on big trucks is done off site. There is no hazardous waste as all materials are biodegradable. The business does not generate any noise, does not need any additional electrical/plumbing facilities and does not have any additional employees. The shop will be open 9-5 and closed on weekends. Signage will be using the current sign post and will be sized within the town regulations. Dari Sassan asked if the volume of waste generated would require a need for a dumpster. Cathy Keyser replied that she recycles the paper and the remaining sweepings do not produce more than a standard garbage bag a week. Doug Read commented that this would be considered a home occupation which would not require a dumpster.

Glen Brown read an email from Wayne Crowley with suggested conditions of approval.

Public hearing opened and closed with no comment.

Mike Murphy moved, seconded by Kim Robichaud to grant approval for a minor site plan to open a Graphics, Sign and Screen Printing Shop at 98 Park Street (Tax Map U8, Lot 24) in the R2 zone with the following conditions:

1. New sign must comply with regulations, but not lighted at all.
2. No additional site lighting beyond what exists today
3. Maximum of 2 vehicles on site for service at any one time, but no overnight storage, unless in garage.
4. Business hours restricted to 7:00 AM thru 09:00 pm, M-F, Sat 7:00 am to 6:00 pm
5. Maximum of 2 employees in addition to owner/operator.

Motion passed unanimously.

Meeting adjourned at 8:00 pm.

Respectfully submitted,

Eliza Conde, Secretary

Minutes approved 03-04-2013