

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

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

Minutes: Mike Murphy moved, seconded by Wayne Crowley to approve the minutes of March 7, 2016 as read. Motion passed.

Town of Northfield/George & Patricia Howe: Lot line adjustment between Tax Map U7 Lot 101 and U7 Lot 101-1 (53 Granite Street) in the R2 zone. Dave Krause, representing the applicant, explained that it has been determined that the Howe's driveway and shed are on the town property. The Board of Selectmen has agreed to sell approximately 2500 sq. ft. to the Howe's, hence this application for a lot line adjustment. Wayne Crowley asked about the south pin which has not been moved and therefore is still within the entrance to the Howe's driveway. Dave Krause responded that he made the decision not to move that pin as it would limit the town's access to Lot 101. This led to a lengthy discussion about the dilemma of the pin which if it remains at its location the Howe's driveway entrance will still be on town land, but if it is moved, the town would not have enough access to its property. Doug Read suggested including on the plan a radius from the pin giving the right of both the town and the Howe's to cross. Wayne Crowley expressed concern about the town's liability involved with retaining the entrance to a private property on town land. Jason Durgin suggested creating a shared driveway.

Further complicating the issue is that the town is not sure exactly where Granite Street ends and the existence of the railroad crossing. Jason Durgin suggested requiring a release of liability similar to that required of someone building on a Class VI road along with the shared driveway. Laurie Hill commented that this situation can't be corrected unless the pin is moved or a release of liability is signed. Doug Read suggested that the shared driveway requirement would not be needed if there is a release of liability and leaving the pin as is would not reduce the town's access to its property. He suggested a 10 foot radius for the town to have a right to pass on the Howe property along with a release of liability.

Wayne Crowley moved, seconded by Mike Murphy to accept the application as complete. Motion passed.

Wayne Crowley moved, seconded by Doug Read to approve the application for a lot line adjustment between Tax Map U7 Lot 101 and Lot 101-1 with the following conditions:

1. That a release of liability for crossing of town property be recorded both on the mylar and on the deed to be recorded at the Register of Deeds.

2. That a radius from the Howe's SW pin be determined to give the Town the potential use of that radius for a common right of way.

Motion passed.

Wayne Crowley asked Dave Krause to put an X on the SW pin location for the Selectmen to know exactly where it is.

Meeting adjourned at 8:00 pm.

Respectfully submitted,

Eliza Conde, Secretary

Minutes approved 05-02-2016