

**TOWN OF NORTHFIELD
PLANNING BOARD
June 6, 2016
MINUTES**

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

Minutes: Mike Murphy moved, seconded by Laurie Hill to approve the minutes of May 2, 2016 as read. Motion passed.

White Mountain Rentals, LLC: Application for a Minor Site Plan Review to create a Real Estate Office in an existing building at 27 Vine Street (Tax Map U7 Lot 36) in the R2 zone: Howard Warren of White Mountain Rentals presented photos of the property showing the existing 24x36 building he proposes to use as an office. There will be a sign on the building and a single light above the entrance door. He will be adding heat, water and sewer to the building to allow for a toilet and sink. Howard explained that he designed the parking area according to the town's parking requirements allowing for 4 parking spaces and turn around area. He plans to locate a handicap space behind the building and room for 3 cars to the north of the building. One tree will be removed. He stated that there is plenty of room for snow storage. Karen Feltham, also of White Mountain Rentals noted that the office building is considered an accessory building to the existing home and that the application is not for an additional living unit.

Wayne Crowley asked about the need for a dumpster. Howard Warren explained that he has dumpsters on other properties in town and will use those for the small amount of trash from this office. Howard then reviewed his submitted impact statement noting that there would be little increase in traffic, increased value of the property for tax revenue and that the surface drainage would have no change. He addressed the issue of impervious surface requirements stating that the property as it exists today have 30% impervious surface which is the maximum allowed by the zoning ordinance. His proposal increases the impervious surface by 17% and he submitted a waiver to allow the additional percentage. The waiver essentially pointed out the uniqueness of this small lot with three existing buildings. He felt that a gravel parking lot would not be attractive and pavement would be easier to maintain.

Jason Durgin suggested making the parking lot smaller, but Wayne Crowley pointed out that this building could be used for another use in the future that would require more parking. After further discussion, Wayne Crowley moved, seconded by Mike Murphy to accept the application as complete with the inclusion of the waiver. Motion passed.

Discussion of the waiver for increased impervious surface: Laurie Hill commented that the neighboring properties have plenty of grass to allow for drainage. Wayne Crowley suggested that the Board should ask the Highway Superintendent to review the lot to determine whether the increased paving will impact runoff. He noted that there are already water issues further down the street and he wants to make sure this will not increase the runoff. Howard Warren stated that he had met with the Highway Superintendent during a rain event last winter and together they had agreed upon the plan. Wayne added that all the water ends up in the brook and swamp further south and he wants to make sure that the Superintendent looks at any impact this parking lot will have. Howard noted that other neighboring larger lots will not have a similar problem with impervious surfaces because there are no pre-existing separate buildings similar to the one on his property. Mike Murphy responded that some buildings on Park Street are being sold for businesses that may require additional parking areas. After further discussion, Mike Murphy moved, seconded by Wayne Crowley that the Planning Board will seek further information and a written report from the Highway Superintendent relative to the impact of increased impervious surface on this lot. Motion passed. The application was continued to the July 11, 2016 meeting.

Article 11 of the Northfield Zoning Ordinance: The Board agreed that it will need to review the Zoning Ordinance relative to the new NH RSA which allows additional dwelling units on existing lots.

Meeting adjourned at 8:22 pm.

Respectfully submitted,

Eliza Conde, Secretary

Minutes Approved 07-11-2016