

5. That water and sewer permits be obtained.

Motion passed 4-1.

Public Hearing: The Planning Board will hold a public hearing on a proposal to amend the Northfield Subdivision Regulations to indicate that final approved subdivision plans must be recorded within 2 years from the date of approval with the provision that an extension of one year can be granted by the Planning Board. (continued from June 3, 2013): Wayne Crowley asked if this change would require that each subdivision approval include a condition that a mylar must be submitted. Dari Sassan responded that if the Planning Board wants to take the stand that mylars must be submitted in a timely manner then it should include that as a condition on every approval. The only way to require that the mylar be submitted is to include it as a condition. Kevin Waldron asked if this would make it more difficult for applicants. It actually gives a longer time, but requires that a mylar be submitted or the plan will be null and void. Mike Murphy stated that NEDC does not see this as an impediment for applicants, Dari Sassan commented that giving a conditional approval which gives specific steps required to complete the process could be helpful for the applicant to know exactly what needs to be done to finalize the plan. Mike Murphy moved, seconded by Kim Robichaud to amend section 5.8 of the subdivision regulations to indicate that final approved subdivision plans must be recorded within 2 years from the date of approval with the provision that an extension of one year can be granted by the Planning Board. Motion passed 5-0 with one abstention.

Review of public hearing on creating a Village District: Wayne Crowley reported that the consensus of the public hearing was to leave it alone. After further discussion, the Selectmen decided to return the grant and not go forward with the study of a Village District. Discussion followed relative to the acceptance of grant money, the pros and cons of a village district and the possibility of changing existing zones to accomplish the same thing.

Re-wording of Section 14.3 of Zoning Ordinance: Members reviewed comments from Atty. Serge relative to the wording of Section 14.3. Dari Sassan stated that the only problem with 14.3 as it reads, is that if the Selectboard approves a building on a substandard lot, it does not address what the next steps are. It might be better to clarify that the next steps are to go to the ZBA or PB. He suggested that there are three options, leave it as is, change the wording or leave as is and create a procedure to guide the Selectmen to refer to the ZBA and PB. The consensus of the Board was to leave Section 14.3 of the Zoning Ordinance as is.

Master Plan update: Continued

Other: Wayne Crowley suggested that the Board should review all regulations over a period of 2 years one section at a time. He added that it tends to keep members aware of the regulations and helps to make the regulations clear.

Meeting adjourned at 9:25 pm.

Respectfully submitted,

Eliza Conde, Secretary

Minutes approved August 5, 2013