

**TOWN OF NORTHFIELD
PLANNING BOARD
July 6, 2015
MINUTES**

Members present: Jason Durgin, Doug Read, Kim Robichaud, Wayne Crowley and Mike Murphy.

Minutes: Wayne Crowley moved, seconded by Mike Murphy to approve the minutes of June 1, 2015 as read. Motion passed.

Karen L. Sheldon: Application for a Boundary Line Adjustment to add 1.428 acres to Tax Map R2 Lot 71B from R2 Lot 71 (Both lots owned by the applicant) on Oak Hill Road in the R1 zone. Dave Krause, representing the applicant, explained that the objective is to make a more desirable building lot by adding acreage to the small lot making it 3.4 acres. There will be no change to the road frontage, there are no wetlands and it meets the 4-1 ratio for a lot. Although the back of the lot will be within the Conservation Zone, there will be adequate space to meet setback requirements for building. After discussion, Wayne Crowley moved, seconded by Doug Read to accept the application as complete. Motion passed.

Public hearing was opened and closed with no comment. Wayne Crowley moved, seconded by Mike Murphy to approve the boundary line adjustment as presented. Motion passed.

Odilon Cormier: Application for a Major Site Plan Review for the Compass Classical Academy, an educational facility and conference center, to be located on 43 acres at 130 Shaker Road (Tax Map R14 Lot 5) in the Conservation zone. Ken Gorrell, representing the applicant suggested that the proposed educational facility would be a good use of the property which has been abandoned for many years. There would be little change to the acreage, leaving it undeveloped and appropriate in the rural area and conservation zone. The existing driveway would be used for deliveries only and there would be new ingress and egress driveways located further north on Shaker Road away from the intersection of Shedd, Fiske and Shaker Roads. The size and location of the new driveways will meet requirements of the Fire and Road Departments. The Fire Department has asked for a stand pipe to be located in the pond. Outside lighting will be kept to a minimum at the front door, at the garbage pad and in the parking lot. Mr. Gorrell stated that the intent is to minimize the impact of light and sound on the neighborhood. The parking lot will not be paved at this time so that run off is not an issue.

Wayne Crowley stated that the Board is required to look at the impact a project will have on local roads with increased traffic and asked if a study has been done to determine how many vehicles would be expected. Mr. Gorrell replied that there is no way of knowing how many vehicles as some students would come by bus, some may car pool and the student body changes from year to year. The maximum would be 120 vehicles with each bringing one student. Mr.

Gorrell was of the opinion that a traffic study would have no value without knowing who will be attending and where they come from. Wayne Crowley suggested that a study would determine the impact to Shaker Road and whether any improvements are necessary. Ken Gorrell stated there would probably be 60-80 cars twice a day although there could be 120 cars twice a day.

Wayne Crowley suggested that this project has regional impact which requires notifying the surrounding towns and LRPC to make them aware of the plan. Ken Gorrell responded that Judy Tilton has been working with school districts and many of the regional impact issues were handled at the state level before approving the Charter School.

It was determined that the application will not be considered complete until accurate plans showing a single parcel, a lighting plan, parking, driveways, landscape plan etc. are submitted. Wayne Crowley commented that the erosion control requirement can be waived, but cautioned that if paving is planned in the future, erosion control will be required.

There are no sport teams planned at this time. There may be some school activities in the evening, however there are no large rooms for large indoor programs. The application includes use of the building as a conference center which Judy Tilton explained the class rooms could be used for local organizations to meet.

Public Hearing:

- Ted Woodard spoke in favor of the project but has concerns about lighting
- Chris Hunt commented that the property will be taken off the tax rolls and that the regional impact would be for access to the property. He suggested that engineering is required as the curve of the road as it dips downhill is dangerous. He questioned whether there would be adequate line of site. He also commented that the drawing on the map submitted with the application is not acceptable.
- Ken Gorrell stated that the existing driveway will not be the main entrance. The driveways will be located down the hill and the speed limit will be reduced to 20 mph in the school zone.
- Trish Jorgesen supports the project as it will save the town money
- Karen Woodard supports the project as it will have less impact than other development possibilities. Lighting is of concern to her.
- Laurie Hill stated that this project will be good for the neighborhood and the property
- Heather.....Supports the concept of alternative schools for students
- Chris Hunt added that he supports education but is concerned about traffic safety
- Janice Lindblom questioned the need for a site plan since the School District was not required to submit one. She asked if lighting is required. The Board requires a lighting plan. There can be no lights in the plan, however insurance will require lighting.

Public hearing closed.

After lengthy discussion relative to how soon the applicant can have engineering plans ready, Wayne Crowley moved, seconded by Mike Murphy to continue this application to August 3, 2015 with the requirement that plans be submitted one week earlier. Motion passed. Board members then discussed whether this project has regional impact. Wayne Crowley suggested that since there was some question whether it has regional impact, it would be wise to notify abutting towns. After discussion, Mike Murphy moved, seconded by Kim Robichaud that this application has regional impact as per RSA 36:56 and 57. Motion passed.

Other: Jason Durgin asked whether it was allowable to spread biosolids in town. The property in question is located on the aquifer and Board members would not be in favor of this happening.

Meeting adjourned at 9:00 pm.

Respectfully submitted,

Eliza Conde, Secretary

Minutes approved 08-03-2015