

**TOWN OF NORTHFIELD
PLANNING BOARD
July 11, 2016
MINUTES**

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

Minutes: Mike Murphy moved, seconded by Glen Brown to approve the minutes of June 6, 2016 as read. Motion passed.

White Mountain Rentals, LLC: Continuation of 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 stated that the amount of pavement he is asking to use would add 3/100 to the watershed downstream, adding that residential properties are not required to meet the impervious surface requirements. He commented that the town needs to address the current watershed issue at the end of Vine and Arch Streets. He has investigated porous pavement which allows water to seep through and determined that it is much more expensive and not effective in the winter. He would prefer to have gravel rather than the porous pavement.

Wayne Crowley explained that the request is to increase the impervious surface area from the current 30% to 47% and the regulations require that drainage is to be treated on site rather than into the road and the municipal drainage system. Wayne did speak with the Highway Superintendent who agreed that the applicant could address the water issue on his property but that there is definitely a drainage issue in the whole area. Mike Murphy suggested reducing the number to parking spaces to decrease the percentage of impervious surface. The town's regulations require 4 spaces and the waiver request is for the increased percentage of impervious surface. Jason Durgin agreed that it might make sense to grant a waiver for the number of parking spaces as well. Howard Warren pointed out that the lot already has 3 buildings on it which is unusual for a small lot. Wayne Crowley responded that there is no requisite for paving, only for the driveway and parking spaces. Howard pointed out that the required 25' area for ambulance access requires much of the pavement and the handicap space is required by Federal law. Discussion followed relative to emergency vehicle access and exactly what needs to be paved. Further discussion led to leaving some areas gravel and not paving everything which would reduce the increased impervious surface. Wayne Crowley moved, seconded by Glen Brown to grant the waiver to allow up to 40% impervious surface with the applicant designing the pavement area to meet that percentage. The applicant is to submit his final plan to the town. Motion passed. Wayne Crowley moved, seconded by Mike Murphy to approve the application

as amended by the above granted waiver and with the submission of a new paving plan. Motion passed.

Other:

- Ken Norton presented a proposed plan for a donation of land on Cross Mill Road to allow access to the Winnepesaukee River and parking for river and trail users. The property owner would like to donate approximately $\frac{3}{4}$ acre area in memory of Roger Blais with a Conservation Easement to be held by the Conservation Commission. Ken explained that this is creating a lot that does not meet zoning requirements, therefore he is asking if the PB is willing to work with the owner to make this happen. It would not be a buildable lot and would have restrictions in the deed. A waiver of the requirement to survey the entire property would also be required. This donation would allow better access to the river for carry in boats. It would not be a formal boat ramp. It would also allow for better parking for the trail and keep cars off the side of the road. Dave Krause asked if the board would prefer an easement or a separate deeded parcel. Wayne Crowley commented that this project is workable and would not require a full survey. Ken Norton stated that there would be no improvements on the lot except a kiosk. Doug Read suggested that a variance would be needed for the smaller lot size. Jason Durgin volunteered himself and his equipment for work on the parking area. Ken stated that when the landowner heard that the Conservation Commission and WRTA support this plan and volunteers are involved they became interested in creating a memorial to Mr. Blais with this project.
- Regina Nadeau, representing the Cormier family, explained that Odie Cormier had a 5 lot industrial subdivision approved by the Planning Board in 1998 and 2001 with the conditions that he was able to tie into water, sewer and receive a driveway permit from the state. The road has been put in, they are connected to water and they were able to connect to the forced main sewer line, however Mr. Cormier did not record the subdivision plan as the market was not good at the time. Atty. Nadeau acknowledged that the project has now lapsed but the family would like to revive it using the same plans that were previously approved. She has verbal approval from WRBP to connect the five lots to the sewer system because the connection has already been made. The plan is to submit the same set of plans with a new application. Wayne Crowley pointed out that the plan will need to meet current regulations, noting that there have not been many changes.
- Sherrie Sprague requested a waiver to widen her paved driveway. The Board reviewed her lot and determined that the wider driveway will be within the 30% impervious surface so that no waiver is required.

Meeting adjourned at 8:10 pm.

Respectfully submitted,

Eliza Conde, Secretary

Minutes approved 08-01-2016