

TOWN OF NORTHFIELD
PLANNING BOARD
August 1, 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 July 11, 2016 as read. Motion passed.

Gloria A C Blais 2014 Trust: Application for a minor subdivision to create a .70 acre unbuildable lot for parking and river access on Cross Mill Road (Tax Map R4 Lot 14) in the C/I zone: Bob Nasdor of American Whitewater Association explained that he had contacted Mrs. Blais relative to the access to the Winnepesaukee River. Mrs. Blais desires to donate a small parcel unbuildable lot with deed restrictions that will allow permanent access to the river for boaters and fisherman as well as parking for both the river and the nearby river trail. Mr. Nasdor stated that A.W.A. will bear the cost of creating the parking lot. Ken Norton, representing the applicant, noted that the added parking lot will help to get cars off of Cross Mill Road.

There is a “sliver” of land where cars currently park where the old Cross Mill Bridge was located that is part of the town’s right of way for the road. There was discussion about the actual deeded ownership of the “sliver” and it appears to simply be part of the right of way, not an actual deeded parcel.

Ron Moreau, abutter, expressed concern about overnight parking as there have occasionally been cars parked by the road overnight. Ken Norton suggested signage indicating “sunrise to sunset” parking which would give the Police permission to enforce no overnight parking. Mike Murphy asked about future maintenance of the area. Bob Nasdor suggested that the boating community can have clean up days.

Wayne Crowley commented that there is no legal way to do this subdivision of an undersized lot without receiving a variance from the Board of Adjustment. Rather than deny the application, Bob Nasdor asked if the plan could be approved contingent upon receiving a variance. Ken Norton explained that Mrs. Blais is excited about making this donation but is ready to move and not wanting to hold up any potential sale. Dave Krause, surveyor, suggested the need for a purchase and sale of the .7 acre.

After further discussion, Mike Murphy moved, seconded by Wayne Crowley, to grant waivers from the requirements of a contour map, a survey of the entire parcel, a soil map and a master plan for the entire parcel. Motion passed. Mike Murphy moved, seconded by Laurie Hill, to accept the application as complete. Motion passed. Discussion followed relative to the number of spaces for cars, snow removal, etc. Bob Nasdor questioned whether a variance is needed for a lot that will have deed restrictions for conservation land and is unbuildable. Wayne Crowley wasn't sure but felt that Northfield's regulations don't allow an unbuildable lot and therefore it should get a variance.

Wayne Crowley moved, seconded by Glen Brown to approve the application for a minor subdivision to create a .70 acre unbuildable lot for parking and river access on Cross Mill Road (Tax Map R4 Lot 14) in the C/I zone contingent upon the ZBA granting a variance for this lot as an unbuildable lot to be used for parking and access to the Winnepesaukee River. Wayne suggested that the ZBA should include the requirement of deed restrictions in their approval of a variance if they are inclined to do so. Motion passed.

Meeting adjourned at 7:45 pm.

Respectfully submitted,

Eliza Conde, Secretary

Minutes approved 09-12-2016