

**TOWN OF NORTHFIELD
PLANNING BOARD
August 3, 2015
MINUTES**

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

Minutes: Wayne Crowley moved, seconded by Doug Read to approve the minutes of July 6, 2015 as read. Motion passed. Wayne Crowley explained to the Board that the application for the Charter School which was continued to this meeting has been withdrawn as per RSA the school is not required to seek approval of the Planning Board.

George Corliss: Mr. Corliss asked for the Board's opinion on whether Class A biosolids can be spread on his property that lies within the Groundwater Protection zone. He explained that RMI/Casella tests the soil to determine exactly the amount needed per acre. This same material has been used on other Corliss fields, but the two fields in question are now included in the Groundwater Protection zone. The Town has adopted its Groundwater Protection Ordinance based upon the delineation of the groundwater designated by NHDES. Wayne Crowley commented that in fact the material in question is a biosolid and the Planning Board can't give permission to use it, therefore Mr. Corliss should go before the Board of Adjustment for a variance. Doug Read asked if RMI tests for pharmaceuticals. Carl Bartlett stated that the material is tested by DES and EPA for acceptable amounts of chemicals and testing has shown that the Winnepesaukee River Basin Program sewage plant rarely exceeds acceptable chemical levels. Doug Read commented that he has spoken with a scientist who thinks biosolids are better than other fertilizer but chemicals are included.

Board members discussed how the ordinance was created and whether DES has updated its biosolids definition and requirements. In any case, the Groundwater Protection Ordinance is in effect and biosolids are not allowed, therefore it is necessary to go before the ZBA to seek a variance.

Zoning updates:

At previous meetings throughout 2014-5 the Board reviewed the Zoning Ordinance and made a list of items to be reviewed for possible adjustments:

- B&B's are not currently allowed in the Conservation Zone. After discussion, Wayne Crowley moved, seconded by Glen Brown to move forward with a warrant article to allow B&B's in the Conservation Zone by Special Exception. Motion passed.
- Excavation report dates: This can be changed by the Planning Board with public hearings. It was agreed to change the wording so that excavation reports to the town are required at the same time the State of NH reports are due.
- Zoning on Park St.: Currently the west side is C/I and the east side is R1. The current zoning could allow an industrial use set amidst residential and small businesses. The Board will consider either changing the west side of Park St. or creating a new zone for

both sides that would allow small businesses. Wayne Crowley will seek zoning descriptions for this type of zone from LRPC. Jason Durgin suggested that making both sides of the street the same would make more of a main street.

- Article 14.1b: Delete “is not contiguous to another lot owned by the same party that” in order to comply with new RSA pertaining to contiguous lots not being automatically merged.
- Article 14.1a: Remove as per RSA
- 50 foot wetlands buffer and setbacks for septic systems: Doug Read pointed out that a very small piece of wetland on a lot would make 100’x100’ not usable for building which is very limiting. He suggested that a 10 foot buffer should be enough. Dave Krause had spoken with the Board about his concerns relative to the buffer and setbacks. It was agreed to ask him to bring forward data supporting reduction of the setbacks.
- Signage requirements: Members reviewed the current signage requirements which are different for each zone. It was agree to review other town’s requirements before suggesting any changes.

Greg Hill urged Board members to contact him if there are any changes needed to RSAs.

Meeting adjourned at 8:35 pm.

Respectfully submitted,
Eliza Conde, Secretary

Minutes approved 09-14-2015