

**TOWN OF NORTHFIELD
PLANNING BOARD
September 12, 2011
MINUTES**

Members present: Doug Read, Kim Robichaud, Mike Murphy (Alternate), Dick Maher, Lisa Swancott, Wayne Crowley, Glen Brown and Fran LaBranche. Also present: Dave Jeffers, LRPC.

Minutes: Dick Maher moved, seconded by Glen Brown to approve the minutes of August 1, 2011 as read. Motion passed.

Amerigas Propane: Continuation of an application for an office trailer installation at the propane cylinder refurbishing facility on 2.9 acres at 100 Forrest Road (Tax Map U5 Lot 6) in the C/I zone. Loralie Girard presented an updated plan with the two driveways on Old Forrest Road eliminated. Employees will drive through the yard to enter the existing parking lot rather than use the entrance on the south end of the lot. No additional impervious surface is planned and no trees are to be cut. Carports that were within the setbacks have either been removed or remodeled to comply with setbacks. Tractor trailers will be using the two existing driveways in the front of the lot. Amerigas has withdrawn their applications for the two southern driveways because of the expense of the town's required improvements to Old Forrest Road and the corner onto Forrest Road.

Dave Jeffers commented that he had received an email from the Fire Chief who likes idea of the southern entrances for access and he would like to keep pedestrians out of the traffic area. Members discussed the possibility of just one driveway for the employee's parking area and not allowing the tractor trailers on Old Forrest Road. Lisa Swancott stated that the Selectmen are concerned about damage to the road caused by tractor trailers making the corner from Old Forrest Road to Forrest Road.

Burr Phillips explained that the Highway Superintendent had requested paving of Old Forrest Road which is too expensive, and therefore Amerigas withdrew the applications. Amerigas will remove the culverts and make a regular swale to town specifications. There was further discussion relative to keeping the upper driveway for employee parking use only and what improvements would be required. Amerigas will need to know exactly what will be required by the town to allow this one driveway before finalizing the Site Plan. Wayne Crowley will discuss this with the Selectmen and Highway Superintendent and get the information to Amerigas in a timely manner.

Storm Water Management Plan: Burr Phillips presented the Storm Water Management Plan which called for 4 treatment swales with a liner so that water is treated before it gets to the groundwater. A 20 foot easement from the town will be required to create these swales. Currently the water sheets off the pavement to the front of the property but is not treated before it reaches the stream. Mr. Phillips presented calculations showing a minor increase in runoff from the property and submitted a waiver for this increase. Last fall when Amerigas initially submitted an application to the Planning Board they agreed to plant trees to block visibility of the property. They planted the trees as requested, however they planted them on town land. Wayne Crowley suggested that the easement from the town should address the trees, allowing them to remain.

Items to be addressed before final approval:

1. Minor modifications need to be made on the plan
2. Explore keeping the driveway for the employee parking lot open – Planning Board will follow up with Selectmen and Highway Superintendent to determine requirements and Amerigas can decide whether to keep the driveway.
3. Waiver for increased runoff
4. Waiver for dimensions of the site plan
5. Special Use permit.

The Planning Board will not require that the second driveway be removed, but the town may do so.

After discussion about conditional approval in order to allow Amerigas to get the project done before winter, Dick Maher moved, seconded by Glen Brown to accept the application as complete. Motion passed.

Doug Read moved, seconded by Kim Robichaud to grant the waiver to request that the plan be larger than the required 24"x36". Motion passed.

Glen Brown moved, seconded by Dick Maher to grant the waiver to allow minimal increased water runoff from the property. Motion passed.

Dick Maher moved, seconded by Kim Robichaud to approve the Special Use Permit to allow the existing 85.3% impervious surface with no additional impervious surface with the condition that the Storm Water Management plan must be implemented as the property is within the ground water protection area. Motion passed.

Glen Brown moved, seconded by Dick Maher to grant approval of the site plan as submitted with the following conditions:

1. An easement for drainage be approved by the Town of Northfield,
2. That Amerigas will comply with the town's requirements for the driveway for the parking lot and,
3. That the plan will be updated to reflect these changes.

If these conditions are met, the plan becomes approved without further consideration by the Board. Motion passed.

Glen Brown moved, seconded by Dick Maher to amend the above condition to add that if no agreement can be reached with the town relative to the driveway for the parking lot, then Amerigas is permitted to revert to the plan with no driveway for the parking lot from Old Forrest Road. Motion passed.

Kevin Sturgeon: Preliminary discussion: Not present

Marc St. Cyr: Preliminary discussion: Not present

Review Site Plan Regulations and proposed changes: Postponed to October 3, 2011.

Other: Fran LaBranche submitted his resignation which was accepted with regret and thanks for his many years of serving on the Planning Board.

Meeting adjourned at 8:45 pm.

Respectfully submitted,

Eliza Conde, Secretary

Minutes approved Oct. 3, 2011