

**TOWN OF NORTHFIELD  
PLANNING BOARD  
November 3, 2014  
MINUTES**

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

**Minutes:** Wayne Crowley moved, seconded by Mike Murphy to accept the minutes of October 6, 2014 as read. Motion passed. Glen Brown abstained.

**Public Hearing – Draft Master Plan Update:** Wayne Crowley gave a brief overview of the process of updating the Master Plan over the last 2 years. An on-line survey was conducted in 2012 with results being very similar to those in the 2002 survey. The maps and charts were updated if the information was available and any updated information within the text is in red. This is a living document to be used as a guidance tool for decision making by the town. Polly Mills Fife asked to have the maps corrected as they show a woods road on her property as being a town road. This has been incorrect on the town maps for years and causes people to trespass on her property, believing that the road is public. After clarifying exactly what the issue is, Wayne Crowley agreed to contact LRPC to get the map corrected. Polly Mills Fife thanked the Planning Board for using the original plan as the basis as she was on the original committee that created the document which was a long process. She agreed that it is a useful document and it is a worthwhile effort to update it. Mary Lee asked why the state is not updating some of the data. Mike Murphy explained that the state has cut back on personnel and therefore has had to cut back on the workload. Amy Marrello asked how the public was notified about this public hearing and for the survey, etc. as she does not read the newspaper and wouldn't necessarily go on the town website. It was explained that public notices are posted in the local paper, on town bulletin boards and on the website. Jason Durgin suggested that Ms. Marrello sign up for the town's weekly newsletter, which would give her that information.

Jason Durgin closed the public hearing. The Planning Board will vote on accepting the Master Plan at the December 1, 2014 meeting.

**Robbie Robbins & Amy Marrello: Application for a Site Plan Review for an automotive repair business at 35 Park Street (Tax Map U7 Lot 4) in the C/I zone:** Amy Marrello presented plans for an automotive repair shop which would be located in the C/I zone and not within the Groundwater Protection Zone. The ZBA granted them a special exception with conditions for parking. The property is surrounded by the railroad, an apartment building and a restaurant. The plan is to use the existing garage with one bay with an above ground lift and with no additions to the building. There is a concrete floor with no drain. There is parking for 2 personal vehicles and 5 vehicles with 4 spaces in the parking lot and one in the garage. The parking lot is large enough to allow vehicles to turn around and not back into the road. There is plenty of visibility in both directions on the road. The plan is for one mechanic, one car at a time including being a state inspection station which will be a service to residents. The operation will be full time Monday-Friday with Saturday morning if necessary. Ms. Marrello stated that there

will be a sign, but she hasn't looked into it yet. Lighting consists of one on the garage that lights the parking area and they may need another on the house entryway.

Wayne Crowley cautioned the applicants that the Planning Board accepts the plan based upon statements made at this meeting and if any changes are made it will be necessary to come back to the Board. He asked about storage of hazardous waste. Mr. Robbins stated he plans to install a waste oil furnace for the oil. The furnace has a 300 gallon tank where the oil is stored during the summer. Antifreeze is stored inside and picked up by a recycler. There will be no sales of cars on the property. Jason Durgin expressed concern about having too many customers if it is an inspection station, but this will generally just be for customers and by appointment. The majority of Mr. Robbins' work will be engine and transmission replacements.

After further discussion, Mike Murphy moved, seconded by Glen Brown to accept the application as complete. Public hearing was opened and closed with no comment. Doug Read noted that the sign has to meet town and state regulations and suggested that it not be lighted.

Wayne Crowley moved, seconded by Glen Brown to approve the application for a Site Plan Review for an automotive repair business at 35 Park Street (Tax Map U7 Lot 4) in the C/I zone with the following conditions:

1. That it be a one shift operation with a maximum of 6 days per week,
2. That the signage comply with both town and state regulations
3. That no additional lighting be installed that would impact the neighbors on the street and
4. That the operation comply with the ZBA requirements.

Motion passed.

Meeting adjourned at 8:10 pm.

Respectfully submitted,

Eliza Conde, Secretary

*Minutes approved December 1, 2014*