

**TOWN OF NORTHFIELD  
PLANNING BOARD  
June 5, 2017  
MINUTES**

**Members Present:** Jason Durgin, Doug Read, Laurie Hill, Mike Murphy, Glenn Brown, Wayne Crowley

**Continued discussion of proposed rezoning to create Zone #5 in the town of Northfield:** The chair recognized Tom Sahrman, representing Spaulding Youth Center. Tom Sahrman handed the Board confirmation letters from Liberty Utilities and Eversource. Tom addressed the Board about a question from the April 3<sup>rd</sup> meeting about fiber optic. Tom had Fairpoint confirm that Spaulding School has had fiber optic for four years. Tom gave the Board a site plan which they reviewed. Tom noted that the wetlands survey is in progress. Tom met with a contractor to put a flow meter in the State's interceptor to measure flow of the pipe and NOBIS will do calculations on how much Spaulding will add to the flow. Tom will present the findings to the Board at the end of summer. Tom gave the Board a plan that shows an access road from proposed development Spaulding to Rte. 140 across from Industrial Drive. Spaulding plans on purchasing a parcel of land to allow construction of the access road. The Board discussed this plan.

Jason Durgin asked Tom if he had any answers to the questions raised at last month's meeting. Tom introduced Russ Thibeault of Applied Economic Research regarding taxes for the tax impact of the purposed development. Russ distributed to the Board supporting documentation. Spaulding will create for-profit LLC. which will own the land on which Spaulding Medical Park will be constructed. They will engage a for profit taxable management firm to construct/manage the buildings which will be leased for third parties to use. Laurie Hill asked the Board if this was going to be a written agreement. Tom agreed that will happen when that time comes. Laurie Hill asked Tom about how the development will affect our town services such as: Fire Department, Police, Road crew, etc... Tom had Russ explain that with a project like this revenue more than covers costs. Jason Durgin asked Tom if the construction inspection will be controlled or done by the town's building inspector. Tom said that will be controlled construction with engineers on site. He also said that if the town inspector wanted to inspect the buildings he can.

Jason Durgin opened the floor to the public.

Resident Chris Hunt expressed concerns about taxes and the rezoning of the land.

There being no other comments the public section of the meeting was closed.

**Continued discussion of proposed rezoning for Cross Mill Rd to upper Scribner Rd and along Winnepesaukee River from Cross Mill Rd to Surette Park currently zoned as Commercial Industrial:** Board members continues discussion with Steven Partridge about Ken

Partridge's land being rezoned. Steven reported that the current plan will not accommodate his wish to construct a cul-de-sac on the property. Steven stated that he may be seeking to build a campground on parcel U02-0001-000. Board members discussed the proposal and asked for the Shoreland Protection Act. Board members asked Steven to bring in a map and sketches with what he would like done to the land if it was to be rezoned.

**Minutes:** Mike Murphy moved, Wayne Crowley seconded to accept the minutes of May 1<sup>st</sup>, 2017 as corrected. Motion passed.

**Other:** Resident Chris Hunt addressed the Board and explained that he felt they were treating Steven Partridge unfairly compared to Spaulding.

There being no other business the meeting was adjourned at 8:36 pm.

Approved on July 10<sup>th</sup> 2017