

**NORTHFIELD PLANNING BOARD
MEETING MINUTES OF January 8, 2024**

Members Present: Wayne Crowley, Jason Durgin, Doug Read, Mike Witzgall, Ken Tripple, Glen Brown
Absentees: Victoria Charter
Staff: Jeane Samms

There being a quorum, Chairman called the meeting to order at 7:00 PM. Introductions were made.

- **Minutes**

Durgin/Brown moved to approve the minutes of December 4, 2023. **Motion Passed.**

- **Ground Water Protection** will not be ready for further discussion until the State's model has been completed.
- **SED Investment LLC** application for a minor site review for Northfield Motors adding auto sales to currently approved use of auto repair. Located at 28 Sargent Street (Map U3, Lot 25) on .34 acres in the R-1 and C-1 zones.

Matt Spellisy was present to review the application and to answer any questions. He assured the board that he is part owner of SED Investment along with Gary Anderson and he will get that documentation to them.

Mr. Spellisy wants to add sales to the use of the property so he can have customers finish the purchase of a vehicle and sign the required paperwork at that location. To do that, it is required by the State to have this location be approved by the town to sell vehicles. The actual sale lot is at a different location in Tilton at 303 Laconia Road. The garage at 28 Sargent St will only be used to repair vehicles to be sold and possibly any other vehicle that needs repair. It will not have vehicles for sale there.

Ch Crowley pointed out that the property is also in the Ground Water Protection area, and he questioned whether the garage had a restroom for use by employees and customers. Currently there isn't a restroom, but one is planned for construction in the spring. Ch Crowley wanted to know what was being used in the meantime. Mr. Spellisy replied that the house is rented out to a family, but he could probably use that.

The Board discussed that a variance would be needed to go ahead with the application because the garage is in the R-1 zone while the house is in the C-1 zone. However, if the house became the place where the paperwork was signed then no variance would be necessary. Mr. Spellisy said he could get rid of the renters if necessary.

The floor was open for public comments. Wayne and Bette Hammond and Kevin Dugrenier spoke of their concerns. They wanted to know the hours and days of operation, how many cars would be stored in the yard, whether work on the vehicles would be in the garage or in the driveway and why had the driveway been increased from 50 feet to 90 feet. They also expressed their concern for lack of town oversight on the property even though the code enforcement officer had contacted the owners of violations.

The question of advertising was brought up and Mr. Spellisy said that all advertising is done online and there won't be any signs on the premises. Ch Crowley said no decision can be made until Mr. Spellisy can produce documentation that he is part owner, and the application is complete, which isn't at this point. When that is received it will be put on the agenda. It was decided that the board will do a site visit on Saturday, January 20th at 8am. It is open to the public and the board will meet at 28 Sargent St for an inspection.

Public comment ended at 7:50.

- **Other Business**

LRPC Town Representation.

Mr. Crowley and Mr. Read are stepping down from their positions on the Lakes Region Planning Commission. The town needs to have 2 representatives (they must reside in Northfield) on the commission. Mr. Tripple volunteered to be on the LRPC in Mr. Reed's place. His appointment consideration goes before the Board of Selectmen and another person needs to apply for consideration.

Flood Plain Regulation.

Ch Crowley said because there isn't enough time this year to meet all the required deadlines for ordinance changes, the flood plain zoning ordinance updates will be on the March 2025 warrant.

With no other business, the meeting adjourned at 8:08 pm.

Minutes approved 2/5/2024