

Town of Newfield

Planning board minutes – March 3rd, 2021

Present: Andrea Silva, Gary Reed, Greg Reed, Sean Pierce, Jessi Clarke, Karen, Ben, Sean Turley, Emily, Dan, Gloria, Skip, Anthony, Norm, Mr. Moore, Mrs. Moore, Eileen, Dylan, Sara, Mr. Colwell, Tammy Snow, Michael Traister, Andy, Andrea S., others in attendance via zoom.

Quorum: Yes

Call to order: 7:02 pm

Topic		Discussion	Decision
Public Comment		None	None
Approve Minutes <ul style="list-style-type: none"> ○ Feb 3rd, 2021 ○ Feb 17th, 2021 		No revisions to minutes	Vote to approve: Ben, Gloria, Dan, Anthony, and Skip.
Old Business	Langone Subdivision Map 27 Lot 4.11	Reviewed the four plot, minor subdivision proposal. Discussed DOT driveway permit, 15ft wide easement. Discussed testing for wastewater, testing on three of the four plots. DOT approval for an 18 ft right of way. Easement needed for lot one direct access to 110. Discussed the need of this lot to require a right of way for the back lot (4). Raised the potential issue for emergency responders. Request for language correction on definition of plowing on sketch plan. Easement or road definition disagreement.	Need for a site walk, scheduled for April 7 th from 6pm. Accepted by vote: Ben, Gloria, Dan, Anthony, and Skip. Will be reassessed if snow. 621 Wakefield rd. Currently stands as a minor subdivision, however subject to road/easement status.
New Business	Map 54 Lot 45 Shoreland setback variance 20 Sullivan drive Rochester.	Proposal to build a 24x24 ft (13ft high) garage on a nonconforming, adjacent lot bisected by a private way. Issue with 20ft setback for side yard with current sketch plan.	Adjusting location of the building to meet setbacks. Will meet the 20ft side setbacks and will require a sketch revision of building relocation. Motion: accept the conditional use 20ft side setback and the 35 ft

			frontage from private way variance. Vote to accept: Ben, Gloria, Anthony, Dan, and Skip.
	Update on moratorium on marijuana manufacturing per pending "Marijuana Manufacturing Ordinance"	Current prohibition ordinance, at this point in time. Dec 20 th received a citizen's petition from a group for a marijuana manufacturing ordinance. Goes to vote on the 12 th . Planning board will likely recommend a moratorium in the instance of an ordinance. This is for the purpose of land use and zoning.	Some disagreement on land use type.

Meeting adjourned: 9:22 pm