

**Town of Northwood  
Planning Board  
July 12, 2012**

Vice-Chairman Tim Jandebour calls the meeting to order at 6:55 p.m.

**PRESENT:** Vice-Chairman Tim Jandebour, Joe McCaffrey, Babette Morrill, Alternate Adam Sprague, and Town Planner Elaine Planchet.

**VOTING DESIGNATION** Tim Jandebour, Joe McCaffrey, Babette Morrill, and Alternate Adam Sprague.

**ABSENT:** Chairman Robert Strobel, Selectmen Representative Scott Bryer, Rick Wolf, Herb Johnson, and Alternate Victoria Parmele.

Mr. Jandebour signed the Vega site plan prior to beginning of the meeting.

**MINUTES**

**June 28, 2012**

**Mr. McCaffrey makes a motion, second by Ms. Morrill, to approve the minutes of June 28, 2012, as written. Motion passes unanimously; 4/0.**

***Master Plan Discussion***

Mr. Jandebour suggests discussing the master plan; however, that the board not make any major decisions this evening since Mr. Strobel is not present and this is his request.

A discussion is held regarding the results of the survey and the comments received. Mr. Jandebour comments that the surveys indicated a variety of opinions of the residents. He states that some folks would like to see businesses along Rte 4 and others indicated that this is not a good idea. He adds that the planning board is not going to please everyone. He states that some survey comments expressed concern with the amount of development; commercial and residential.

Mr. Jandebour states that he has also noticed that the selectmen need to get involved, along with other boards and committees. He states that there are many groups along with many ideas and in order to do these ideas, there needs to be a lot of people working together.

Mr. Jandebour adds that there were a few comments specific to the curb appeal of Route 4. Ms. Morrill states that another comment indicated that there was too much zoning. Mr. McCaffrey states that the survey results contain counter currents with some people who prefer one way and others want another. He mentions that there are planned communities in some areas and that may not be something that we want in Northwood.

**Town of Northwood  
Planning Board  
July 12, 2012**

Discussion ensues as to districts and further regulations for zoning. The board discusses encouraging businesses and residents to beautify Rte. 4. Mr. McCaffrey suggests volunteering. Ms. Morrill states that the board cannot force anyone to do anything; it is up to the property owner whether they want to do anything.

Mr. Jandebour mentions grants that schools and towns receive to get the funding necessary to make improvements. Ms. Planchet states that Concord recently received \$4.7 million in a grant for the downtown area. Mr. McCaffrey states that one of the things that is insidious with grants is that it is not free money. He states that the funds have to be provided and balloons the whole process. He states that there is an inherent unfairness in the whole grant process, *as different communities compete for grants*. Mr. McCaffrey states that there should be a group created that is a community improvement organization.

Discussion ensues. Ms. Morrill states that many ideas would raise taxes and no one wants that. Ms. Morrill states that grants have been discussed before. She asks why the board has not made any decisions on the master plan update. She asks if there is a specific reason. Mr. Jandebour states that he does not want to make any decisions this evening because there are members who are not present.

Discussion ensues regarding establishing sub-committees to address specific items. Ms. Planchet suggests members evaluate the 2004 master plan and implementation steps. Further discussion continues regarding the next steps for the board. Ms. Morrill states that the board needs to compare the 2004 master plan and compare it to the survey comments and merge the items.

Items of the master plan are reviewed and discussion ensues. Ms. Planchet states that she has previously provided the members with the 2004 recommendations on a spreadsheet and noted the items that were done. She states that there could be a more thorough review of what has been done. She suggests that the board begin with the implementation steps and see what has been completed. Ms. Planchet reminds the board that the current planning board should make a decision as to whether those recommendations are still valid and acknowledge the ones that have been done.

Discussion ensues regarding Rte. 4, the speed limits, the amount of traffic, adding traffic lights, adding turning lanes, safety issues, etc. Mr. Jandebour indicates that NHDOT should be involved with these discussions. He adds that the board should contact the police department or commission regarding the speed limits.

**Town of Northwood  
Planning Board  
July 12, 2012**

**NEW CASES**

***Technical Review***

**Case 12-08: Phyllis Sanborn Irrevocable Trust, Map 119/16, and Daniel and Meredith Briggs, Map 119/Lot 17; Becker Ln. and Sellar Rd.**

Applicants seek a boundary line adjustment with 0.3559 acres proposed to be conveyed from Map 119; Lot 16 and transferred to Map 119; Lot 17.

Ms. Planchet states that the proposal is very straight forward. She states that she did not have any notes or comments relative to this proposal.

Board members review the plan and general discussion is held regarding the proposal. Ms. Morrill mentions one of the waiver requests and asks if there is an option that the board can waive regarding sending NHDES a copy. Ms. Planchet recommends that this issue be discussed at the meeting with the applicant.

Mr. McCaffrey requests additional information regarding the contour lines. Ms. Morrill replies that there is no change. Mr. McCaffrey states that there are no infringements. Ms. Planchet states that she believes that the waiver request is for the whole 15 acres + lot, not just the portion where there is a change. Mr. McCaffrey questions the waiver request for buildings within 100 ft. of the site. General discussion ensues as to the waiver requests. Ms. Planchet recommends that the board address the contour lines and location of buildings, etc., when the applicant is present for more information on rationale, etc.

**Case 12-09: Michael Sullivan, 783 First NH Tpke. Map 222; Lot 47.**

Applicant seeks site plan approval for farm and agriculture.

The board reviews the application materials. Ms. Morrill asks whether or not legal counsel should be contacted given the language in the waiver request. Ms. Planchet states that she has contacted legal counsel regarding the proper procedures for this case. Ms. Planchet states that she explained the requirements in her staff notes and that there are requirements in the state laws as well as town regulations. Ms. Planchet states that there is a requirement in state law that 35% of the materials sold must be grown on this site or another farm that the owner owns in order to be exempt from the retail use site plan review. She adds that the planning board is the agency that will determine if this has been met, and that it is up to the applicant to provide the information on which the board could make this determination.

General discussion ensues regarding the state law requirements and the role of the board.

**Town of Northwood  
Planning Board  
July 12, 2012**

**Ms. Morrill makes a motion, second by Mr. McCaffrey, to send the board's notes to the applicant. Motion passes unanimously; 4/0.** Members request that the owner provide information prior to the meeting.

**OTHER**

Ms. Planchet states that the plans for Case 11-12: Benz-Harrison, LLC, 1471-1481 First NH Turnpike, Map 108; Lot 1, were signed by the chair July 11.

**ADJOURNMENT**

**Motion to adjourn is made by Ms. Morrill and second by Mr. McCaffrey.  
Motion passes unanimously at 8:10 p.m.**

Respectfully submitted,

Lisa J. Fellows-Weaver  
Board Secretary