

**Town of Northwood  
Planning Board  
January 24, 2013**

Chairman Robert Strobel calls the meeting to order at 7:05 p.m.

**PRESENT:** Chairman Robert Strobel, Vice-Chairman Timothy Jandebaur, Selectmen's Representative Scott Bryer, Babette Morrill, Rick Wolf, Joseph McCaffrey, Board Administrator Linda Smith, and Board Secretary Lisa Fellows-Weaver.

**VOTING DESIGNATION:** Bob Strobel, Tim Jandebaur, Scott Bryer, Babette Morrill, Rick Wolf, and Joe McCaffrey.

**ABSENT:** Alternate Victoria Parmele, and Alternate Adam Sprague

**MINUTES**

**January 10, 2013**

**Mr. Jandebaur makes a motion, second by Mr. Bryer, to approve the minutes of January 10, 2013, as amended as follows:**

Page 1: Replace: ...at... with ...as...

Page 4: Add: ..."food"...

**Motion passes; 5/0/1.** Mr. Wolf abstains

**REVOCAION HEARING**

**CASE 13-01 (R) of Case 11-14: Denise Gordon, 68 First NH Turnpike. Map 234; Lot 19. Revocation Hearing of 12/22/2011 Conditional Approval due to conditions not being met, per RSA 676:4-a.**

Mr. Strobel states that staff requested this case be tabled to next month to allow more time for further review. **Mr. Bryer makes a motion, second by Mr. McCaffrey, to table Case 13-01 to February 28, 2013. Motion passes unanimously; 6/0.**

**VOLUNTARY MERGER**

**Case VM 13-01: Ley Living Trust; Curtis Ley & Patricia Ley, Trustees; Map 104; Lots 27, 30 and 31; Catamount and Blaisdell Roads**

Members review the case information and a few members indicate they were able to drive by the area.

General discussion is held regarding the roads in this area of town. Mr. Strobel states that these roads are all private roads.

Mr. McCaffrey asks about the process of a voluntary merger. Mr. Strobel explains that there are two separate parcels involved here as well as the road, Lot 30, which is also a parcel.

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Discussion ensues regarding the right of way with access and egress over Lot 30. Ms. Smith explains that the right of way allows people to cross over it. The parcels likely have the right to access; however, there is the potential that one of these lots does not have that but this merger does not affect deeded rights.

**Mr. Bryer makes a motion, second by Mr. Jandebour, to approve the merger.**

Mr. McCaffrey expresses concern with the access; however, if there were neighbors that were affected they would be present. Ms. Smith states that there is no requirement for a public notice to be published for voluntary mergers. She states that with this case there is one owner that owns three parcels of land and is requesting that the three parcels be combined into one parcel.

**Motion passes unanimously; 6/0.** The merger is signed by members.

**Master Plan**

Mr. Strobel states that, *in his opinion*, the January 10 agriculture meeting went very well. He felt that there were good topics and participation. He states that he would like to see the same kind of turn out for the other topics.

Ms. Morrill states that she feels that this is a good opportunity for the board to craft something for the master plan vision. She states that she feels that there is still no definite conclusion and she is looking to get answers at this time. Mr. McCaffrey agrees and adds that he is looking for more direction and for more concrete suggestions, which he does not feel was mentioned at the meeting. He encourages the agricultural committee to resume activity.

Mr. Jandebour states that what he felt was concrete would be the agriculture committee or the group of people that were present should be the people that would constitute the town's agricultural committee. He states that the planning board could note in the visioning that they feel that the town should have an agricultural committee; however, the planning board cannot make anyone re-establish the committee. He states that either the planning board or selectmen need to encourage that the agricultural committee be re-activated.

Mr. Strobel states that his perspective would be to have a group of people with a concrete plan, with language that would be provided to the board and fit in to the master plan. He states that it is up to the planning board to ask what the residents want to see and up to the board to consider the information and suggestions that have been gathered.

Discussion ensues as to how to avoid problems, how to bring the suggestions of the residents into the regulations and improve the master plan. He adds that there can be more than one visioning statement; one for the town as a whole and visioning statements for each topic. He states that at this time the board

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needs to go through the materials provided, note the key components, and determine how to make a vision statement. The board would then look into specific regulations and begin to implement.

Ms. Smith states that former selectman Dill called and expressed concern with the need to preserve hay fields as there is a potential that development could take away the remaining hay fields on the town's prime agricultural soils. She states that the board should look at the current regulations on agricultural soils and craft regulations with the planner's guidance.

Mr. McCaffrey asks how to encourage property owners to preserve their property. He adds that it must be worthwhile to the property owner to leave it in its current state. Further discussion is held regarding how to preserve areas; easements, current use, etc. Mr. McCaffrey states that it is nice to have open fields; however, it is raising taxes on the balance of the taxpayers. He states that there is a mechanism in place and it is all a balancing process. Mr. Jandebeur notes that Mr. Wilkinson did mention hay fields at the agriculture meeting.

Additional discussion is held regarding density on development of agricultural soils. Ms. Smith suggests the board look into a type of yield plan, consider community water systems; have some way to cluster the houses, and leave more of the open space as an incentive. She states that this may be a way to get the development going in such a way to preserve agricultural soils.

Members will work on crafting visioning statements for the next meeting to include what members want to see in the visioning statement. Further discussion is held relative to how the board will educate residents, encourage residents, create an interest, and how to implement.

Ms. Morrill expresses concerns with water quality. She states that sometimes when promoting something it can have a negative effect on something else. Ms. Smith states that there are certain regulations that would need to be enforced whether on the local level of the planning board, or state, and federal. She suggests having the planner draft something and come up with an example for the board to discuss.

Mr. Jandebeur states that a visioning statement can include limitations. He notes a phosphate free fertilizer to avoid contamination. Mr. Strobel notes the Best Management Practices that are recommended by the USDA.

Discussion ensues regarding using types of correspondence for education purposes. Mr. McCaffrey states that any group that is in town that is involved can educate and encourage residents as he does not feel that it is the planning

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board's role. Mr. Jandebeur states that the board needs to define the agricultural practices and then encourage the best management practices.

Mr. Strobel states that the goal for the February 14 meeting is to create a visioning statement and present a preliminary statement to the group that attends the April 11 meeting, which is a continuation from January 10.

*Hazardous Mitigation Planning Group (HMPG)*

Mr. Strobel states that by request he and Ms. Smith were in attendance at the recent hazardous mitigation planning meeting. He explains that every five years FEMA requires that a hazardous mitigation plan be put on file for the town. He states that Strafford Regional Planning Commission (SRPC) is also involved.

One question that was asked by Kyle Pimental, the SRPC representative, was what the planning board has done to help mitigate development in hazard prone areas. Mr. Strobel states that he mentioned that the planning board was currently working on updating the master plan, enacted the flood plain development ordinance in 2006, and a few other items. Mr. Strobel states that Mr. Pimental recommended that the board provide specifics that could be included in the update even if the items have not been implemented to date. Examples that were mentioned were Gulf Road, along with the dead end roads as there needs to be access, commercial developments, and forest fires. Mr. Strobel asks how the board would address these items. Mr. Strobel states that he will work on topics for the next meeting.

Ms. Smith states that one option would be to develop some regulations that would encourage people to not develop in areas that are difficult for first responders to access.

Mr. McCaffrey mentions insurance costs. Mr. Strobel states that market force is involved. Discussion ensues as to types of emergencies. Mr. Strobel states some kinds of the emergencies indicated at the meeting were severe winter storm events, thunderstorms, wind storms, wildfires, flooding.

**Mr. Bryer makes a motion, second by Mr. McCaffrey, to adjourn. Motion passes unanimously; 8:27 p.m.**

Respectfully submitted,

Lisa Fellows-Weaver  
Board Secretary

*Official as of February 28, 2013*