

**Town of Northwood  
Planning Board  
January 8, 2015**

Chairman Robert Strobel calls the work session to order at 6:35 p.m.

**PRESENT:** Chairman Robert Strobel, Vice-Chair Lee Baldwin, Selectman Representative Timothy Jandebaur, Lucy Edwards, Rick Wolf, Joseph McCaffrey, Richard Bojko, Alternate Ken Rick, Planner Matthew Sullivan, and Board Administrator Linda Smith.

**VOTING DESIGNATION:** Robert Strobel, Lee Baldwin, Timothy Jandebaur, Lucy Edwards, Rick Wolf, Joseph McCaffrey, and Richard Bojko.

**ABSENT:** Alternate Victoria Parmele.

**MINUTES:**

**December 18, 2014**

**Mr. Jandebaur makes a motion, second by Mr. Bojko, to approve the minutes of December 18, 2014, with minor edits; no changes to content. Motion passes; 7/0/1.**

**CASES:**

**CASE: 15-01: Camp Yavneh, Inc., 18 Lucas Pond Rd. Map 124; Lot 15 and Map 125; Lot 1.** Applicants seek minor site plan review to construct a new interior roadway and bridge (*Map 124; Lot 15*) and to utilize the residential structure on the newly acquired adjoining property (*Map 125; Lot 1*) as guest housing for the camp.

Ms. Baldwin and Mr. Jandebaur recuse themselves from this case and leave the table.

**VOTING DESIGNATION:** Robert Strobel, Lucy Edwards, Rick Wolf, Joseph McCaffrey, Richard Bojko and Alternate Ken Rick.

Mr. Sullivan provides an overview of the proposal. He explains that Camp Yavneh intends to create an interior road and bridge. He states that the roadway will be used for camp vehicles and pedestrian traffic during daytime hours only.

Mr. Sullivan refers to sheet 3 noting the details of the project. He adds that sheet 3 also has the information and detail relative to the special exception that was granted by the ZBA to Article VI, Section (A)(4)(a)&(b) to construct a bridge for the productive use of land not within the Wetlands Conservation Overlay District and to place a structure within 20 feet of the edge of a wetland.

Mr. Sullivan refers to notes 6, 8, and 9 on the plan, which are relative to the wetland delineation and the use of the private roadway.

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Mr. Strobel states that the applicant also has additional notes on sheet 3 regarding the silt fence, notes 1-12. He suggests that another term be used or to have the numbers delineated differently.

Mr. Sullivan states that the project includes the removal of a small portion of the stone wall and fence on the property that was recently purchased. He notes that the stone wall forms the boundary between the two lots.

Mr. Sullivan states that the applicant has submitted requests for waivers, all of which he has determined to not be applicable. He states that he has contacted the applicant to inform them that they do not need to be requested with the case.

Mr. Sullivan states that the topography is also shown on sheet 3; however, it was not shown on the existing conditions plan. Mr. Strobel states that he recalls that contours for the existing site were noted on the community building plan. Ms. Smith will check if the original plan includes topography.

Ms. Smith states that the applicant did purchase the neighboring property with the purpose of the existing structure to be guest housing. She states that the new property will become a part of the camp but will remain a separate lot of record. Mr. Bojko asks if an easement for the road would be necessary. Ms. Smith replies that because they own both parcels an easement is not necessary.

Ms. Baldwin and Mr. Jandebaur return to the table and are added to the voting designation.

**VOTING DESIGNATION:** Robert Strobel, Lee Baldwin, Timothy Jandebaur, Lucy Edwards, Rick Wolf, Joseph McCaffrey, and Richard Bojko.

**OTHER:**

***Scenic Byway Committee***

Ms. Smith states that the selectmen are looking for a member of the planning board to represent the town on the Scenic Byway Committee.

Mr. Strobel explains the location of the byways that have been created. He states that this is for the Upper Lamprey River Watershed Scenic Byway, which has been accepted by NHDOT.

Mr. Sullivan states that NHDOT will oversee the development of the corridor management plan. He states that an inventory is conducted with pictures provided. Mr. Strobel states that this has already been done and explains what has been completed.

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Mr. McCaffrey asks what a management plan is and who the managers are. Mr. Strobel replies that a management plan is for the continued update of the scenic byway. Discussion ensues as to how the information is updated and presented.

Ms. Edwards expresses interest in being a part of the committee. Ms. Parmele is mentioned in the fact that she has participated in some of the updating and may also be interested in being on the committee. Mr. Jandebour suggests they decide and the board recommend at the next meeting.

***Annual Report***

Mr. Strobel reads his draft of the planning board annual report. Changes are suggested and will be made. Completed format will be provided at the next meeting.

***Boundary Plat ~ Napolis, 400 Mountain Ave. Map 243; Lot 28***

The boundary plat is distributed to members for review. Ms. Smith states that this is a court ordered plat as there was a dispute between two properties.

***Filing Periods***

Ms. Smith reminds board members of the filing dates for members. She states that terms are expiring for Mr. Strobel and Mr. McCaffrey.

**Motion to adjourn is offered by Mr. Bojko and Mr. McCaffrey seconds. The motion is unanimously accepted at 7:30 pm.**

Respectfully submitted,

Lisa Fellows-Weaver  
Board Secretary