

**Town of Northwood
Planning Board
October 11, 2012**

Chairman Robert Strobel calls the meeting to order at 6:17 p.m.

PRESENT: Chairman Robert Strobel, Vice-Chairman Tim Jandebour, Babette Morrill, Joe McCaffrey, Alternate Victoria Parmele, Town Planner Elaine Planchet, and Board Secretary Lisa Fellows-Weaver. Selectmen Representative Scott Bryer arrives at 6:18 p.m.

VOTING DESIGNATION: Bob Strobel, Tim Jandebour, Babette Morrill, Joe McCaffrey, Alternate Victoria Parmele, and Scott Bryer.

ABSENT: Herb Johnson, Rick Wolf, and Alternate Adam Sprague

MINUTES

September 27, 2012

Mr. Jandebour makes a motion, second by Ms. Morrill, to approve the minutes of September 27, 2012.

Page 2: spelling correction

Page 3: Change: ...discusses... to ...*discuss*...

Motion passes; 4/0/2. Ms. Parmele and Mr. McCaffrey abstain as they were not at the meeting.

Mr. Strobel explains the process of tonight's meeting. He states that the board is here to listen to input from the public so that the board has an idea as to where and how to proceed next.

Visioning Session Minutes

Ms. Planchet states that there is nothing on the public record from the board's two visioning *sessions*. She explains that it is important to have a record and there are currently only tapes and notes. She states that if the board wishes to make decisions based on those discussions, it is important to have information on the public record.

A discussion is held regarding the process of minutes and the content of the notes that were drafted. Mr. Strobel states he will review the tapes of the visioning sessions. Ms. Planchet states that the notes prepared by Ms. Parmele in May are nine pages long. She states that she will send Ms. Parmele's notes and the document which contains flip chart wording to members via e-mail for review and will provide hard copies for the member packets. Consensus of the board is to review the material and decide what to do at the October 25 meeting.

Water Resources

Lucy Edwards is present along with Jake Jacobsmeyer of the Northwood Ridge Water District.

**Town of Northwood
Planning Board
October 11, 2012**

Ms. Morrill reads an email the board received from Karen Smith representing Harvey Lake. Ms. Karen Smith's email reminded the board that there was a lot of money and effort put forth regarding surface water protection in previous years. Ms. Karen Smith suggested that the board revisit these recommendations, review the original state shoreland protection act, which some towns have already implemented to protect the surface water, and look into water conservation measure with the town's existing regulations.

Ms. Morrill states that she would like to address a few topics in the master plan. She states that the master plan is what drives the planning board's decisions. She states that this is the time that the master plan needs to be reviewed and revised as it may be another 6-10 years before it is looked at again. She states that this is an opportunity to plan for the future and fill in the gaps. She states that the public needs to provide ideas as to what the board should be looking into for water matters.

Ms. Morrill states that there are three aquifers in the town and the board's community survey showed that 73.1% of responses were concerned with water as a natural resource.

Mr. Jacobsmeyer explains the *MTBE* contamination along the Ridge. He reviews engineered plans of the water district. He shows an engineered map of the water district well field locations and he notes that there is also an alternative *well* location around Bow Lake. He also displays the water district by using town tax maps. In addition, this map shows the wells that were affected by the *MTBE* contamination and how the contamination continued to spread west. He states that wells within 150-200 ft. range were contaminated. General discussion ensues as to the direction and impact of the contamination. Mr. Jacobsmeyer states that there has not been any more contamination over the past two years.

Mr. Jacobsmeyer continues explaining duties of the water district. He explains the water usage for the school and the residents in the water district. He states that the water district must periodically test the monitoring wells. Mr. Jacobsmeyer states that the water district has the potential to be the water supply from the town hall to the eastern town line, less Hannaford's, to Rte 152. He states that Hannaford is a large water usage and they have their own wells. He explains that if some contamination occurred in town the water district's current system could cover the use. He states that the costs would be of the pipe *to expand the system*.

Mr. Jacobsmeyer states that the water district purchased additional land neighboring the district and the conservation commission has also purchased an additional parcel in the vicinity. He states that combined, this totals

**Town of Northwood
Planning Board
October 11, 2012**

approximately 140 acres. He adds that this is usable area for future wells if necessary.

Mr. Jacobsmeyer states that an area that the board should consider protecting is the fields behind the athletic fields of CBNA. He states that this is the beginning of the area that flows to Bow Lake. He adds that there is now an approved gravel pit and any blasting could change the fracture structures of the ledge; he states that it may not be as good of an area now that it may have been had it been preserved.

Mr. McCaffrey asks when the water district was created. Mr. Jacobsmeyer replies that in January 1985 the water district was created due to the MTBE contamination. He adds that the water district does not *bill* the school.

Ms. Planchet references the town's water resources maps. Mr. Jacobsmeyer explains the lots and the water district area on this map. General discussion ensues as members review this map. Mr. Jacobsmeyer shows the entire water district and the town's conservation land on the water resources map. He also refers to the CBNA property and the proximity of the head waters.

Ms. Morrill asks if the water district is anticipating any future growth. Mr. Jacobsmeyer replies nothing major. He adds that at this time the biggest problem would be an addition to the school.

Ms. Morrill states that Mr. Jacobsmeyer mentioned that the water district is still planning to continue monitoring wells for the water district's needs. Mr. Jacobsmeyer suggests that the planning board should prevent businesses that would damage bedrock fractures. He states that the blasting creates fractures. He recommends that the board contact a geologist and an engineer to get an opinion as to the damages that may be done to the area.

Ms. Planchet states that regarding the *proposed quarry* project mentioned earlier that is behind the existing gravel pit, that lot has obtained relief from the zoning board but the planning board has not granted site plan approval. She explains that should the planning board want to protect water from blasting; it could be considered unconstitutional to restrict specific business types. She states that the board could state that they are interested in protecting Northwood's water resources and protection of the bedrock could address that. She explains that in that case, the board could develop & propose an ordinance to protect the bedrock and water resources and then, if a business were to be proposed that would potentially harm the water resources and bedrock, then that business would not be allowed due to the intended purpose of the ordinance.

**Town of Northwood
Planning Board
October 11, 2012**

Further discussion is held regarding the Docko site. Ms. Planchet states that the site received relief from the zoning board to allow a quarry use on that lot, where it is a conservation district and only residential use is allowed. She states that the planning board has not received an application for a quarry on this site and she believes that site plan approval would be required for the non-residential use.

Mr. Jandebour asks if there is any ordinance that would protect the town's bedrock. Ms. Planchet states that there is currently an aquifer protection ordinance in place. She will look to see if this ordinance will also protect the bedrock.

Additional discussion is held regarding the increased usage of the water. Mr. McCaffrey asks if any *downstream* property has been affected by the district's uses of the water. Mr. Jacobsmeyer replies that he has not heard of any issues. He explains that it depends on the fractures of the bedrock and that is why it is important to hire an engineer to look into the bedrock fractures, and take samples to analyze. He states that it is also important to know where the natural recharge *areas are located*.

In closing, Mr. Jacobsmeyer requests that the planning board recommend that the Lake Host programs be implemented for each of the town's lakes.

Lucy Edwards states that she would like to meet with the board to discuss regional planning. She states that as we move forward the town's master plan should include something relative to activities with other communities. She states that water is going to be an issue for the town, state, globe, and planet, for drinking, agriculture, and for every culture. She states that drainage issues need to be kept in the forefront along with preserving the lakes, and making sure that there is drinking water.

Ms. Morrill asks about water runoff from agriculture properties into the lakes and that the runoff is from the use of fertilizers and manure. She asks Ms. Edwards how she would deal with this problem. Ms. Edwards replies with buffers. Ms. Morrill states that there is only a 15 ft. buffer requirement. Ms. Edwards suggests asking the state to change the buffer. She states that in doing the last master plan in 2004, agriculture was not even discussed and now there are local small growers. She adds that there were two farming families from Northwood at the farmers market this summer. Ms. Edwards states that there are many changes due to people's concern of food safety, where the food is coming from, concerns of pesticides, and many people want their food to come from a source that is closer to their home. She states that people are becoming interested in local agricultural. She states that the answer is not to ban agriculture; it is to find out what the truth is, what kind of agricultural practices promote keeping the water clean and to encourage those

Official as of October 25, 2012

**Town of Northwood
Planning Board
October 11, 2012**

practices. She explains that Northwood will have real family farms that are small farms. She feels that this is something that the board should get some help planning for because it will be something that the board will need to address.

Ms. Parmele asks if there is a specific area in town where there is a problem. Ms. Morrill replies there is an issue at the Flat Meadows Brook, which begins above the lake. She states that this area is always being tested for E-coli. She states that the source is not able to be determined and there are multiple sources. Ms. Edwards states that there are solutions available; we need to begin to contact the resources to help the board. She notes that UNH is a resource for agriculture. Ms. Parmele states that it would be appropriate for the board to talk about this item; perhaps creating an ordinance.

Ms. Morrill mentions the recommended buffer ordinance from 2008, which was proposed and defeated. Ms. Parmele states that she was involved in this process and adds that at the time this proposal was just not going to work out well. Ms. Morrill states that there was a good effort put forth and she suggests that the board revisit a buffer ordinance.

Ms. Edwards states that the master plan is a vision of where the town is going. She states that it is hard to balance jobs, the environment, and it is hard to make these decisions without having a plan of where the town is headed.

Ms. Morrill continues with items that she believes are important and should be addressed by the board. She states that environmental protection was not covered; wetlands still need to be clarified as well as the shoreland protection act.

After discussion, the consensus of the board is not to continue the discussion to the tentative date of Monday, October 15. Additional discussion is held regarding the agenda for the next meeting. Ms. Planchet notes that there are no new applications for the October 25 meeting. Ms. Parmele suggests that the board begin to make recommendations at the next meeting. Further discussion is held as to approaches for other topics and how the board should move forward relative to economic development, housing, agriculture, storm water, and water resources.

Mr. Jandebour asks about water for recreation. Ms. Morrill states that, based on survey responses and discussions, people want more beaches. Mr. Jandebour states that many people who live on the water want to maintain the area yet they also want to limit public access to the area. He states that Lucas Pond is an example of this and he expresses concern with preserving *access to* the water. He states that a large part of the water resources activity in the town is protecting the water.

Official as of October 25, 2012

**Town of Northwood
Planning Board
October 11, 2012**

Mr. Bryer left at 8:30 p.m.

Ordinances

A discussion is held regarding what the board would like to discuss and propose for new ordinance. Ms. Planchet reviews the statutory time line of dates for ordinance amendments. She cautions the board with a proposal for changing ordinances at this time based on the current master plan update process. She states that the ideas coming forward need to be discussed and thought out. She reviews the August meeting minutes and states that items mentioned at that time included workforce housing and multi-family units. She states that neither of these items have any background of discussions on which to base proposals. She notes that bedrock was discussed this evening and that windmills have been mentioned.

Ms. Planchet states that it is her understanding that the selectmen were working on a blasting ordinance and an ordinance for outdoor boilers.

Mr. Strobel asks about previous suggestions that had been made by town counsel. Ms. Planchet refers to counsel's suggestions for ordinance changes from 2009. She also reviews the items that were proposed last year and were carried over due to the lateness in the year. She states that she will provide the information to the board via e-mail and member packets for further review and discussion at the October 25 meeting.

Capital Improvement Program

Ms. Morrill asks about the status of the CIP. Mr. Strobel replies that the CIP is currently on hold. He states that he e-mailed the town administrator and the selectmen in April and requested an update. He states that the feedback was that there would be a meeting with departments to emphasize the importance and review the department's CIP proposals. He states that he has not received the update. Ms. Planchet states that she sent spreadsheets and requests to the town administrator and department heads requesting an update to the spreadsheet recently and deleted the year 2012 and added another year going forward. She states that she has received correspondence from the library and the building department, and some indicated there would be no changes.

ADJOURNMENT

**Mr. McCaffrey makes a motion, second by Mr. Jandebeur, to adjourn.
Motion passes unanimously; 8:43 p.m.**

Respectfully submitted,

Lisa J. Fellows-Weaver
Board Secretary

Official as of October 25, 2012