

**Town of Northwood  
Planning Board  
October 25, 2012**

Chairman Robert Strobel calls the meeting to order at 7:02 p.m.

**PRESENT:** Chairman Robert Strobel, Vice-Chairman Tim Jandebour, Joe McCaffrey, Herb Johnson, Rick Wolf, Alternate Adam Sprague, Town Planner Elaine Planchet, and Board Administrator Linda Smith. Alternate Victoria Parmele arrives at 7:07 p.m. Selectmen's Representative Robert Holden arrives at 7:10 p.m.

Approximately 10 members of the public are also present.

**VOTING DESIGNATION:** Bob Strobel, Tim Jandebour, Joe McCaffrey, Herb Johnson, Rick Wolf, and Adam Sprague at 7:02; Bob Holden added at 7:10 p.m.

**ABSENT:** Babette Morrill

**MINUTES**

**October 11, 2012**

**Mr. Jandebour makes a motion, second by Mr. McCaffrey, to approve the minutes of October 11, 2012.**

Page 1: Change: ...session... to ...sessions...

Page 2: Change: ...gasoline... to ...MTBE...; Add: ...well...; Add: ...to expand the system.

Page 3: Change: ...tax... to ...bill...; Change: ...gravel... to ...proposed quarry...

Page 4: Add: ...downstream...; Change: ...downstream... to ...district's...; Add: ...areas are located.

Page 6: Add: ...access to...

**Motion passes; 3/0/3.** Mr. Wolf, Mr. Johnson, and Mr. Sprague abstain as they were not at the meeting.

*Ms. Parmele arrives 7:07 p.m. Mr. Holden arrives at 7:10 p.m.*

**Voluntary Merger**

**Case VM 12-02: John and Karen Fernandes, Map 233/Lots 5 & 6, North River Lake Rd.**

**VOTING DESIGNATION:** Bob Strobel, Tim Jandebour, Bob Holden, Joe McCaffrey, Herb Johnson, Rick Wolf, and Victoria Parmele.

Ms. Planchet provides an overview of the history of the item. She explains that the Fernandes' previously had filed a minor subdivision application, which they withdrew. She states that they followed up later with a voluntary merger and that information was previously distributed to members. She states that Mr.

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Fernandes then withdrew the merger due to a possible sale, which did not go through and he has now resubmitted a request for the voluntary merger. Ms. Planchet states that this is a new filing for the same property.

Ms. Smith states additional information relative to this property is included in member's packets. She explains that there is a decision from the zoning board and the board concluded that there was no subdivision of the lot. Discussion ensues and Ms. Smith states that the first lot straddles the town line with Nottingham and the zoning board felt the deed conveyed and recorded in the registry was not a valid conveyance as the land was never subdivided. She states that with further research, it appears the second lot is the same scenario. Ms. Smith further explains the property. She states that you cannot convey portions of lots and merge without going through the subdivision process. She states that she does not believe that the merger can be addressed by the board and she suggests the board consider having the town's attorney review this.

**Mr. Jandebaur makes a motion, second by Mr. Johnson, to send the voluntary merger information to town counsel for a legal opinion. Motion passes unanimously; 7/0.**

**Master Plan Update  
*Visioning Session Notes/Minutes***

**VOTING DESIGNATION**: Bob Strobel, Tim Jandebaur, Bob Holden, Joe McCaffrey, Herb Johnson, Rick Wolf, and Victoria Parmele.

Mr. Strobel states that he took the tapes from the visioning session and has determined that they are audible. He notes that Ms. Parmele has provided notes of the visioning sessions. A discussion is held about listening to the tapes to garner additional information. Mr. Strobel states that there are approximately 200 minutes of recording on the tapes.

Mr. Jandebaur suggests that the board accept the minutes tonight and amend at a later date should additional information be provided. He adds that the rules should be followed, and he believes that the minutes that have been drafted are an accurate reflection of the visioning session.

**Mr. Jandebaur makes a motion, second by Mr. McCaffrey, to accept the visioning session minutes from May 10 and May 12, 2012, as presented by Ms. Planchet and Ms. Parmele.** Mr. Strobel states that he and Ms. Parmele will listen to the tapes. Further discussion is held regarding the process of amending minutes. Ms. Parmele states that she is concerned with the amount of detail. Mr. Jandebaur states that the minutes reflect what occurred at the meetings. Ms. Smith states that draft minutes must be produced in a certain

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amount of time and the minutes completed can be draft minutes and will stand.

**Mr. Jandebaur amends the motion, second by Mr. McCaffrey, to accept the visioning session minutes from May 10 and May 12, as draft minutes. Motion passes; 4/0/3.** Mr. Holden; Mr. Johnson; and Mr. Wolf abstain.

***Water Resources Discussion/Deliberation, etc.***

Ms. Planchet states that she received an email from Ms. Morrill suggesting a subcommittee be established to address water resources and that she would be willing to serve as a planning board member on that sub-committee. Mr. Jandebaur states that he is also willing to serve as long as the meetings are in the evening. He adds that Ms. Morrill should be the chair of the committee.

Mr. Strobel asks if members of the audience are interested in being a part of the subcommittee.

Tom Chase from Jenness Pond Shoreline Assoc. expresses interest.

*Public Comments*

Joe Farley - Pleasant Lake, Deerfield side is present. Mr. Farley explains that Deerfield is currently re-visiting their watershed overlay district. He urges the planning board to consider creating a watershed overlay district. He states that a contact person would be Kate Hartnett who is on the Deerfield Planning Board. Mr. Farley explains that Deerfield had received a valuable report from NHDES and it should have been sent to Northwood also.

Mr. Strobel states it would be a good idea to locate Northwood's copy of the NHDES report.

Kevin Ash - current president of the Northwood Lake watershed. Mr. Ash states that the Northwood Lake watershed has a meeting the following evening and he will see if there is any interest from their committee in serving on the subcommittee.

Mr. Strobel asks if there may be any interest from Strafford Regional Planning Commission (SRPC). Ms. Planchet states that this board first has to decide some direction for the master plan and sub-committee. She states that the planning board needs to decide what you want to do and where you want to go. Ms. Planchet states that a specific request for master plan work by SRPC would be a contract; however, there are regional planners with some expertise available to the board.

Ms. Parmele states that there is a great deal of data available from SRPC and that at some point, SRPC may be able to be involved.

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Ms. Karen Smith states that she is present representing the Harvey Lake Watershed Assoc. She thanks the board for their attention to the public's responses to the surveys.

Ms. Karen Smith refers to her notes and states that Northwood has 12 public water bodies, which includes any water body over 10 acres. She states that this does not include Pleasant Lake or Bow Lake as these two lakes are considered by NHDES to be in other towns; however, she notes that Northwood has shoreline on both water bodies. In addition, Ms. Karen Smith notes that Northwood has a significant amount of stream miles; and a significant percentage of the streams are in the headwater drainage areas for other bodies of water. She states that both Pleasant Lake and the Lamprey River are designated as public drinking water supplies.

Ms. Karen Smith continues to explain that of the 7 lakes, each has a minimum of two areas designated as poor or severely impaired. She reviews some issues unique and not unique to Northwood. She adds that all areas are directly impacted by storm water run-off and other contaminants and that all of these can be addressed by vegetated buffers and restriction of risky behaviors in the water bodies.

Ms. Karen Smith states that all water at higher elevations will run into the basin at the end of the funnel; therefore, all of the lakes, rivers and streams receive the contaminants from stormwater runoff to fertilized lawns, salt from roads, etc. She adds that vegetation do absorb some of the contamination.

Ms. Karen Smith urges the board and committee to review the data available. She states that NHDES has a lot of information and a great deal of resources available as well. She adds that the benefits of protecting the surface waters is that it protects all of the public resources, protects the tax base, provides flood protection to property and roads, and addresses invasive plant species infestations. Ms. Karen Smith also recommends that the subcommittee look at conservation measures for water use. She mentions that the Town of Windham recently established a water resource ordinance with a watershed overlay district for two lakes.

Ms. Planchet asks how many Northwood lakes have public access. Ms. Karen Smith replies that she is not sure but will check on this.

Jim Vaillancourt states that water is an international issue today. He states that everyone is in the watershed and this should include all people in town. He adds that this town is the headwaters of three rivers so we have a responsibility to other communities and this too should be considered. Mr.

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Vaillancourt states that everyone should do their best to keep the water on their own property.

Mr. Vaillancourt states that recreation does bring money into the town; however, the recreation must be done responsibly. He asks that common sense prevail and to see this issue as a holistic issue.

Mr. Vaillancourt mentions a variety of invasive species. Mr. McCaffrey asks what can be done for the invasive species, mussels, monitoring boating, milfoil, etc. Mr. Vaillancourt replies that no one can be on the lake to monitor all times of the day. He states that the funds in town will not go very far for assistance for treatment and for the Lake Hosts program. Mr. Vaillancourt adds that the Northwood Lake Watershed Association has used their own funding and has been successful with treatments, which is expensive work.

Mr. Ash states that once the species are present it becomes a containment issue rather than eradication. He states that prevention is the key. He adds that there is a need for education on how the invasive species travels and for screening. He states that the town may be able to help with the education aspect.

Ms. Parmele asks what was meant by the statement regarding common sense. Mr. Vaillancourt explains that a property near the lake had intended to spread manure on the property and it did not get spread in a timely manner; therefore the pile washed into the lake. He mentions concern with overcrowding of farm animals on small properties near lakes. He states that if common sense were considered in these situations, there would not be a concern. Discussion ensues regarding property management and the need for enforcement.

Mr. Farley states that everyone here tonight has the same message. He states that the Shoreland Protection Act has been decimated by the legislature; the problems are complex due to the state relaxing their laws. He states that the resources need to be protected.

Hal Kreider states that his opinion is that nothing is going to happen except at the local level. He states that he is the vice-president of the Jenness Pond Assoc. and this year they have put ten times the effort into the Lake Host program as part of a prevention (rather than water sampling) as it is so important with the threat of invasives.

Mr. Ash states that phosphorus is rising in and around the watersheds and the phosphorus feeds the invasives. He states that there is an issue with homeowners and education. He mentions the condition and maintenance of the boat ramp. He explains that he came to the town regarding the safety of the

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area and was referred to various state departments for ownership and that it was later determined that the town owns the ramp. He states that nothing has been done to the ramp since it was built in 1966. He states he believes there should be a plan although some folks would prefer it not be improved as it would increase boat traffic.

Tom Chase explains that there are 11 invasive species in New Hampshire water bodies that present threats to the lakes. He states that the roads in town should also be looked at for stormwater runoff. He adds that many streams have dam sites and mill sites and these are all a part of the history of how Northwood was developed.

Lucy Edwards mentions that water issues are important and related to state funding issues.

Bob Holden states that he was not aware that the town owned this boat ramp and he adds that he will make it a commitment to address the boat ramp. Mr. Strobel states that he, too, will look into the boat ramp issue as there is a section for maintenance in the road plan.

Ms. Karen Smith states that Harvey Lake's public access is also in need of repairs.

Discussion ensues regarding the water resources sub-committee. Mr. Strobel states that he recommends updates to the existing master plan including topics but not limited to:

Water resources, topics as listed in the master plan visioning session survey comments and other topics deemed appropriate. Also, the committee should review other sections of the master plan as applicable to water resources. Ms. Parmele states that non-regulatory aspects should be a big focus-including education, on the water and away from the water.

Ms. Planchet states that she recalls that the efforts of the water resources sub-committee in 2008-2009 included extensive work by the subcommittee and consultant, with funds spent and the full board was not on board with the recommendations of the sub-committee and that the recommendations did not make it to the ballot. She states she strongly suggests that planning board members provide input and direction to make the charge clear for the subcommittee as to what they should do. Ms. Parmele states that there was support for the water resources, not so much for the ordinances.

Further discussion is held regarding the purpose of the water resources subcommittee.

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Mr. McCaffrey states that the board needs to have a specific charge. He states that this is a community that is influenced by and benefits from the numerous water bodies. He states he believes that the charge for the subcommittee should be to evaluate the water quality, how that is influencing the lakes and propose recommendations to the board to improve the water quality.

**Mr. Johnson makes a motion, second by Mr. Jandebour, to establish a water resources subcommittee with the emphasis on water quality in the lakes, to consist of planning board members Ms. Morrill and Mr. Jandebour, and the committee will report back to the planning board.** Mr. Strobel states that he would like to discuss the charges of the subcommittee at the next meeting. Discussion ensues as to the scope and duties of the subcommittee. Ms. Smith notes that there was a disconnect with the subcommittee and planning board at the end of the previous subcommittee's work. Ms. Parmele adds that the planning board was very appreciative of the work that was done. **Motion passes unanimously; 7/0.**

Mr. Strobel states that the board will discuss the charge at the next meeting. He suggests that they speak to water resources, recommend language for the update both in the natural resources and other sections that are impacted that pertain to water. He states the board should also discuss how they want to work with the subcommittee.

***Staff Items***

Ms. Planchet states that the planning board appoints the members for the subcommittee. Ms. Linda Smith states she will place a notice in the Suncook Sun.

***Proposed Changes to Development Ordinance***

Ms. Planchet states that the board typically puts this item off to the last on the agenda and then when the hour is late, the board doesn't want to discuss the matter. She suggests that this implies that the board does not have serious concerns; therefore she suggests the board not go forward with possible changes at this date. She states that she contacted the zoning board and building department to ask for suggestions and received no replies. No additional discussion is held.

***Other***

Mr. Holden states that a true friend of the lakes will be missed, Mrs. Susan MacCallum.

Mr. Jandebour states that he has three invasives on his property, which is a mountain, and he asks when the board will begin to discuss these items. Mr. Strobel states that it has been suggested that another survey be done regarding

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invasives and he feels it is part of the natural resources section of the master plan.

**Adjournment**

**Motion to adjourn is made by Mr. Johnson, second by Mr. Wolf. Motion passes unanimously at 9:13 p.m.**

Respectfully submitted

Lisa J. Fellows-Weaver  
Board Secretary