

**Town of Northwood
Planning Board
February 28, 2013**

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

PRESENT: Chairman Robert Strobel, Selectmen's Representative Scott Bryer, Babette Morrill, Joseph McCaffrey, Alternate Adam Sprague, Board Administrator Linda Smith, and Board Secretary Lisa Fellows-Weaver.

VOTING DESIGNATION: Bob Strobel, Scott Bryer, Babette Morrill, Joe McCaffrey, and Alternate Adam Sprague.

ABSENT: Vice-Chairman Timothy Jandebour, Rick Wolf, and Alternate Victoria Parmele.

MINUTES

January 24, 2013

Mr. Bryer makes a motion, second by Ms. Morrill, to approve the minutes of January 24, 2013, as amended as follows:

Page 21: Add: ... *in his opinion* ... Delete: ...perfect...

Motion passes; 4/0/1. Mr. Sprague

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. Additional discussion is held regarding the request for the continuance. Ms. Smith explains that the case is a conditionally approved site plan. She states that staff is in the process of gathering information to see if there is a reason that there should be a hearing held to revoke the approval. She notes that the board is not under a time restraint for this case and at this time the additional information is not available. **Ms.**

Morrill makes a motion, second by Mr. Bryer, to table Case 13-01 to March 28, 2013. Motion passes; 4/1. Mr. McCaffrey is opposed.

Master Plan

Mr. Strobel states that the next meeting is March 14. He states that the topic to be discussed is economic development, with discussions led by Tim Jandebour. Further discussion ensues regarding the direction of the meeting. Mr. Strobel requests permission from the board to meet with Mr. Jandebour prior to the meeting relative to the necessary preparations. Discussion ensues as to sub-committee meetings. **Mr. McCaffrey makes a motion, second by Mr. Bryer, to authorize the chair to clarify details with the presenter of the upcoming EDC work session. Motion passes; 4/0/1. Mr. Strobel abstains.**

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Visioning Statement - Continued to March

OTHER

Gary Smith, Bow Lake Rd.

Ms. Smith provides information and a plan from 1974 relative to the Gary Smith property. She explains that there was a subdivision of land completed with a small section of land reserved for the purposes of open space. It ended up being that the land did not serve any function and was not put together as an open space subdivision. The end result was that the Smiths approached the board of selectmen in 1982 and asked if the portion of reserved land could be purchased; the selling price was \$1,000. Ms. Smith continues and explains the Smiths have since built on and developed both pieces of land, the house lot and the reserved land, have paid taxes on it since 1982. She states that at this point in time the Smiths were looking into their title and it came to their attention that the deed that was conveyed by the selectmen for the reserved lot had never been recorded.

Ms. Smith states that town counsel has reviewed this matter and stated that it is clear that there was a desire for the reserved area to be sold by the selectmen, the funds were paid by the Smiths, and the town report notes the town receiving the funds. Ms. Smith states that the problem is that the selectmen did not have the authority to sell the land to the Smiths.

Ms. Smith states that the process now will be that a new deed will be created and the selectmen will sign the deed. She adds that at the 2004 town meeting the board of selectmen was granted the authority to sell property in the town. She states that there will need to be two public hearings held. She notes that statute requires the comments be provided to the selectmen from the planning board and conservation commission.

Further discussion ensues. Mr. McCaffrey asks about the history of the property. Ms. Smith explains that the town acquired the property because of the subdivision and no one had claim to it; it was an unknown parcel.

Ms. Smith states that town counsel has reviewed the matter and is in agreement with the proposed process at this time. Mr. Bryer states that this process is correcting an error and must be done. Ms. Smith adds that recording of documents is now all done by town staff.

Comments to be provided to the selectmen:

The planning board has reviewed the materials provided regarding the Smith property. The board is in agreement that this matter needs to be some rectified and recommends the board of selectmen move forward as recommended by town counsel. Chair will sign memo.

Official as of March 14, 2013

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REVIEW OF CORRESPONDENCE:

All correspondence is reviewed; no action is required.

SIGNATURE & PENDING FILES:

Case 12-10: Michael Magoon; 43 Main St; Map 216/Lot 17.

Applicant seeks Home Business Review for Therapeutic Massage. *Approved with Conditions on 8/23/2012. Letter sent 11/28/12.*

Signed plan.

Mr. Strobel reviews the plan and notice of decision. With all conditions having been met, he signs the plans.

REMINDERS:

Ms. Smith asks if the members of the Economic Development Committee have been notified of the March 14 work session discussion. Mr. Bryer states that he is the selectmen's representative to the EDC and he will make sure they are apprised of the meeting.

Mr. Strobel requests that the master plan schedule information be updated on the website.

Mr. Bryer makes a motion, second by Mr. McCaffrey, to adjourn. Motion passes unanimously; 7:56 p.m.

Respectfully submitted,

Lisa Fellows-Weaver
Board Secretary