

**Town of Northwood
Planning Board
April 11, 2013**

Chairman Robert Strobel calls the meeting to order at 6:14 p.m.

PRESENT: Chairman Robert Strobel, Vice-Chairman Tim Jandebaur, Lee Baldwin, Lucy Edwards, Town Planner Elaine Planchet, and Board Administrator Linda Smith.

Rick Wolf arrives at 6:20 p.m.; Selectmen's Representative Scott Bryer arrives at 6:55 p.m.

VOTING DESIGNATION: Bob Strobel, Tim Jandebaur, Lee Baldwin, and Lucy Edwards. Rick Wolf at 6:20; Scott Bryer at 6:55.

ABSENT: Joseph McCaffrey and Alternates Victoria Parmele and Adam Sprague

MINUTES

March 28, 2013

Mr. Jandebaur makes a motion, second by Ms. Edwards, to approve the minutes of March 28, 2013, as written. Motion passes unanimously; 4/0.

OTHER

Staff Items

Ms. Planchet states that she has provided a draft outline for the Master Plan Update in member's folders. She explains that information may be added into this skeletal outline or sections moved or changed, etc. She states that some tables have been updated from the 2004 update. She explains that she included language from the statute for master plan updates including what is required for each section including the required visioning and land use sections and optional sections. She reminds members that they decided to work on drafting the visioning statements and to provide her with draft visioning language no later than April 18 so she may merge documents together for the April 25 meeting.

Economic Development Committee (EDC)

Ms. Planchet states that Wednesday, May 15 at 7:00 p.m., the EDC will be hosting an Open House with Realtors. She states she will provide information on the non-residential approval process and how listings may provide this information for potential sales, advising clients, etc.

Selectmen's Representatives

Mr. Jandebaur mentioned that there has been a change in policy for the selectmen representatives' attendance at committee meetings. Ms. Planchet explained the BOS decided that members will attend statutory boards/committees such as planning board and budget committee, but that they will no longer attend other committee meetings, but be "resources" for various committees. Mr. Jandebaur states that he is disappointed in this approach. Discussion ensues.

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Mr. Jandebeur states that the planner has been assigned hours to the EDC. He states that is a wonderful asset to the committee.

Rick Wolf arrives at 6:20 p.m. and is added to the voting designation.

Master Plan

Babette Morrill is present as a member of the public. Ms. Morrill states that agriculture is an important part of the master plan and she was hoping to hear from others, particularly relative to tax breaks for agricultural land. Mr. Strobel explains that conservation easements do allow for land to be used for agricultural uses.

Ms. Edwards gives an overview of conservation easements and how they work for landowners. She explains that each easement is a separate entity and the easements are in perpetuity. She notes that the federal law was extended to allow a longer number of years for tax deductions for easements.

Ms. Planchet explains that the manner in which the planning board could address this in the master plan would be to recommend a broad goal or objective that agricultural soils be protected for the purpose of agricultural uses. The board could then have recommended implementation steps that this goal should be addressed through changes in the ordinance and/or local regulation and the fine-tuning would be done after the master plan is developed.

Further discussion ensues relative to innovative land use.

Scott Bryer arrives at 6:55 and is added to the voting designation.

Ms. Morrill suggests that Northwood have a community cooperative garden or farm. Ms. Edwards states that this would need to be well organized and would need much effort from volunteers. She suggests looking at the resources needed. She notes that perhaps this could be a piece of town owned land. Discussion ensues. Ms. Edwards suggests that it works best when it is separated into individual plots and consider recruiting Master Gardeners.

Ms. Morrill asks what would be the best way to initiate the water resources subcommittee meetings and activity. She reminds the board that she was on the planning board when the subcommittee was being formed. Discussion ensues. Ms. Morrill suggests a meeting next month. Mr. Strobel explains the meeting process. Appointments are discussed. Ms. Planchet states that the board has already appointed Tom Chase and Karen Smith to the sub-committee. **Mr. Jandebeur makes a motion, second by Ms. Edwards to appoint Ms. Morrill as a member to the water resources subcommittee. Motion passes unanimously; 6/0.**

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Mr. Jandebaur makes a motion, second by Mr. Bryer, to appoint Ms. Edwards as the planning board representative to the water resources subcommittee. Motion passes; 5/0/1; Ms. Edwards abstains.

Mr. Jandebaur makes a motion to adjourn. Mr. Bryer seconds. Motion passes unanimously at 7:20 p.m.

Respectfully submitted,

Lisa Fellows-Weaver
Board Secretary

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