

**Town of Northwood  
Planning Board  
June 13, 2013**

Chairman Robert Strobel calls the meeting to order at 6:15 p.m.

**PRESENT:** Chairman Robert Strobel, Vice-Chairman Tim Jandebour, Lee Baldwin, Lucy Edwards, Alternate Adam Sprague, Town Planner Elaine Planchet, and Board Secretary Lisa Fellows-Weaver.

*Joseph McCaffrey arrives at 6:25 p.m. Mr. Wolf arrives at 6:28 p.m.*

*Alternate Victoria Parmele arrives 6:45 p.m.*

*Selectmen's Representative Scott Bryer arrives at 7:14 p.m.*

**VOTING DESIGNATION:** Bob Strobel, Tim Jandebour, Lee Baldwin, Lucy Edwards and Adam Sprague (*from 6:15 p.m. to 6:28 p.m.*) Joe McCaffrey at 6:25 p.m. Rick Wolf at 6:28 p.m. Scott Bryer at 7:14 p.m.

**MINUTES**

**May 23, 2013**

**Ms. Edwards makes a motion, second by Mr. Jandebour, to approve the minutes of May 23, 2013.**

Page 1: Add: *Mr. Jandebour recused himself from this discussion.*

Page 2: Add: *Mr. Jandebour returned as a voting member.*

Page 3: Change: *...too... to ...also...; Add: ...that...*

Page 5: Delete: *Mr. Jandebour temporarily left the meeting.*

Page 6: Delete: *Mr. Jandebour returns to the meeting and is a voting member.*

**Motion passes; 4/0/1.** Mr. Sprague abstains as he was not at the meeting.

**SIGNATURE & PENDING FILES:**

**Case 13-03: Jessica Belair and Robert Graves III, 997 First NH Turnpike, Map 217/Lot 11.**

Mr. Strobel states that this plan has been signed.

**Case 12-03: Loon Estates Cooperative, Inc.; Lakeshore Drive & First NH Turnpike; Map 109/Lot 97.** Applicant seeks a condominium subdivision.

Approved with Conditions on 4/26/12.

Ms. Planchet explains that the Loon Estates subdivision was approved on April 26, 2012 with a condition that the subdivision plan be recorded at the registry of deeds within one year. She states that at this time, the one year has lapsed and the plan has not been recorded therefore that condition has not been met.

Ms. Planchet refers to section 2.18 of the Northwood Subdivision Regulations regarding Notices of Decision.

Ms. Planchet states that given that the condition of the approval has not been met, and the conditional approval has lapsed, she recommends the board take a vote to recognize this and follow up with a supplemental notice of decision.

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*Mr. McCaffrey arrives at 6:25 p.m. and is added to the voting designation.  
Mr. Wolf arrives at 6:28 p.m. and is added to the voting designation.*

Discussion ensues regarding the process should the applicant wish to proceed with a subdivision approval.

Ms. Planchet states that there are now seven planning board members and not one is a selectman. Mr. Strobel states that Alternate Adam Sprague is now removed from the voting designation.

Ms. Planchet states that the board is making a supplemental decision of the original board's decision that has lapsed; this action is being done as the conditions were not met in the specified time frame. She states that a letter was sent to the applicant in November and nothing has been provided by the applicant or agent and nothing has been recorded. Ms. Planchet states that the applicants have allowed the decision to lapse by not recording the subdivision plan at the registry of deeds by April 26, 2013.

**Mr. Jandebour makes a motion that the planning board make a supplemental decision that the condition of recording the subdivision plan of Case 12-03 with the Rockingham County Registry of Deeds, by April 26, 2013, has not been met. Ms. Edwards seconds. 6/0**

**Master Plan Update Population and Housing Discussion**

Public present: Ms. Babette Morrill and Mr. Ted Wilkinson

Mr. Jandebour provides handouts regarding population and housing which include tables on population by age group, area towns, housing composition and articles regarding the "silver tsunami." Mr. Jandebour refers to a table provided noting the area population of Northwood and surrounding towns from 1970-2010. He states that Northwood has increased from 1,500 in 1970 to 4,200 in 2010. In addition, he states that he likes to compare the towns of Nottingham, Deerfield, and Strafford to Northwood and he mentions the increases in these towns as well. He states that three years ago all of these towns were within 25 people of the same population. He states that he finds it interesting that there are many surrounding towns that are growing at a higher rate than Northwood.

Mr. Jandebour draws attention to the Town of Nottingham. He states that Nottingham is increasing at a very fast rate with building. He states that for whatever reason Northwood is stagnating in population as compared to other neighboring towns. He notes that there are reasons for this; however, they are not germane to tonight's discussions.

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Mr. Jandebaur refers to a chart depicting population percentage changes. He points out that the percentage change has decreased from 48% in 1970 to 17% in 2010. Mr. Strobel states that the percentage is the rate of growth that has dropped, not the total number of population.

*Ms. Parmele arrives at 6:45 p.m.*

Mr. Jandebaur refers to another chart which shows the total population by age group. He states that Northwood has the highest amount of people within the 45-49 age group. He states that all the figures are based on the 2010 U.S. Census.

Discussion ensues regarding the "Baby Boomer" group. Mr. Jandebaur states that some additional information has been provided regarding younger groups of people. He states that Northwood is following a trend and refers to the various age groups, specifically ages 15-19 where 311 people are shown living in town and then the next age group is 20-24 where there are only 199. He states that this is a dramatic change; however, looking at the three groups including ages 35-49 there is an overall increase in population.

Ted Wilkinson states that he appreciates the demographic statistics and adds that they seem to track very closely with other towns. He sees that where Northwood is different is within housing. He asks if the statistics are accurate as they show that 25% of the housing units in Northwood were vacant in 2010. Mr. Jandebaur states that this probably includes seasonal homes.

Mr. McCaffrey asks about the town's actual population as well as the total school population. Mr. Jandebaur replies that during the last election cycle, he recalls the figure was still within 4,200. He states that the school population has gone from a high of 501 to currently 421. He states that the highest was 6-7 years ago.

Further discussion is held regarding general population increasing/decreasing throughout the state.

Mr. McCaffrey states that there has been a drop in birth rate and this accounts for something. He states that the town is losing its young people; the population is leaving the area.

Ms. Parmele states that the cost of living and transportation becomes an issue. She states that younger people are looking to live in areas where they can get around without vehicles. She states that this is an issue that Northwood really needs to look into. Mr. Jandebaur agrees and adds that in some circumstances the younger people leave and then the 40 age group returns. He adds that there is nothing really offered for the younger or the older citizens in town.

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*Mr. Bryer arrives at 7:03 p.m. and is added to the voting designation.*

Mr. Jandebour refers to the 2012 Northwood Community Survey Results regarding which types of residential development Northwood residents are looking for. He states that he was surprised that the table is showing 15% for more rental opportunities. He adds that the number is higher than what he thought it would be. Mr. Strobel states that he is not surprised that there is a higher interest for rentals as the people are not locked into a mortgage; more mobility, less secured jobs now.

Mr. Jandebour states that he feels that cluster housing is a good idea and should be something to plan for in the future.

Mr. Jandebour reviews the survey results regarding pattern of community development and notes that 36% of residents desire to keep development in the existing areas. He states that this was the largest amount of people. He adds that there is desire for Rte. 4 to not become a commercial strip and to restrict some section of Rte. 4 from commercial development.

Mr. Strobel states that there are some similarities noted in the survey and that these similarities are something that the planning board can focus on in the master plan as well as the regulations. Mr. Jandebour states that he feels that these similarities go back to wanting to keep the small, rural, town community.

Ms. Planchet explains that the columns on the survey results chart are for year round residents on the first two columns; middle two are for business respondents, and the last two are the grand totals of both groups combined. She states that the numbers are similar as the year round residents are the larger proportion, yet there are still some differences.

Mr. Strobel states that there are similar questions on the sticker board being used from the public meetings. Ms. Planchet explains that the sticker board is where people can express the top four issues that are important to them.

Mr. Jandebour states that the biggest issue going forward is the "Silver Tsunami". He states that there is a growing population of people that will require some things such as services and housing. He refers to an article provided titled "What Effect does the Silver Tsunami have on NH Real Estate." He states that the consensus over many articles he has read is that towns that seek senior housing are towns that will do better. He states that if the town has an older population moving in, on a fixed income, these folks are less inclined to approve budgets and that will become a big issue. He states that residents in Northwood are very selective on the budgets they approve. He adds that there is a lot to be said as to how a town handles their own population of folks over 65 and any that should be

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brought into to help. He states that one item is that the local businesses help with taxes. He mentions surrounding towns that have the same amount of road surface and people; however, they have hardly any business.

Mr. Jandebour states that in 2020 the age shift will peak and by 2030, 500,000 residents, almost 1/3 of the population in NH, will be over 65. He states that the silver tsunami cannot be ignored; it must be planned for by the selectmen, school board, planning board, etc. He states that the cost to educate one child is \$17,000 per year, per child.

Mr. Bryer states that the elderly housing development only pays the town portion of the taxes.

Ms. Morrill asks about reduced taxes and exemptions for seniors. Mr. Bryer explains that criteria must be met for exemptions. Ms. Edwards adds that the criteria is based on income and assets.

Ms. Parmele asks if Northwood as part of its vision for economic strategy could be known for cluster housing. Mr. Jandebour states that this is an item that needs to be discussed. He adds that Northwood has a tough time getting volunteers to participate – seniors tend to volunteer. He states that there is a big need for volunteers. He notes that Strafford is run by volunteers. He states he believes that having seniors would help and we need to encourage this.

Ms. Parmele states that when she thinks about the silver tsunami, she asks how it will be affordable to become older and how it will work out for her to be in Northwood, afford the taxes and be able to get around. She wonders if people will even be able to stay in town. Mr. Jandebour states that this is a valid point. He adds that he would like to see this issue addressed and the town boards need to get together to address this.

Ms. Baldwin suggests providing senior housing that may have smaller square footage and smaller lot size, maybe clustered, which could be more affordable and manageable for seniors.

Mr. McCaffrey states that 80% of the budget is for the school. He states that a new group of seniors with exemptions may not be able to help with the overall tax bills, therefore; the town will need to come up with more resources as they are dwindling. He states that if the same policies prevail, this will increase the burden to those who remain. In addition, he asks why people are leaving; he states it could be they go for the amenities; perhaps it is health issues and the New England weather; or family in other demographics. He states that some issues we have no control over.

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Additional discussion is held regarding multi-generational living, perhaps due to economic times. Mr. McCaffrey states that the previous trend of multi-generational living is changing. Mr. Strobel adds that the issues may be geographical, care, and financial issues.

Elderly housing varieties are discussed. Mr. Strobel states that the types of senior housing that do well are the ones that are near facilities. He states that studies have shown that the desire to drive certain distances relates to age and that the older the driver, the less distance/time they are willing to drive.

Ms. Planchet suggests that the board not just focus on seniors. She states that a smaller, more affordable home as described by Ms. Baldwin would also be appealing to the younger age group. She adds that seniors and younger groups could also be mixed and work together; this would contribute to society on different age levels.

Mr. Wilkinson states that there really are no affordable homes to encourage the younger people to move in and stay around. He adds that in order to keep the seniors in town they too need to have an affordable place to live. He explains that with his job the mission is affordable housing. He notes that a new trend is many developers are getting away from age restricted housing and are now developing a more age integrated community. He adds that under the fair housing laws, children are the protected class, not seniors.

Mr. Wilkinson states that affordability has everything to do with density, allowable density. He states that the percentage that expressed that they wanted more single family housing on the survey is what everyone is familiar with. He states that apartment buildings are scary to some; however, if this town is serious about affordable housing then we need to get away from the age old paradigm of the single-family, detached housing on a minimum two acre lot. He states that is not affordable. He states that it is not realistic to think that the older generation of people will be able to stay in town and age in place, in their larger homes with a lot of land. He explains that the economics do not work, the current economy is changing all around and what needs to be thought of and discussed is efficient housing, which means multifamily homes, smaller footprint, and to keep the current scenic beauty is to have more cluster housing.

Ms. Parmele asks Mr. Wilkinson if the programs trend with cottage styles. Mr. Wilkinson states yes; it is an assortment with the apartment buildings, some cottages, and appropriate services. Ms. Planchet asks Mr. Wilkinson if he would be willing to assist the planning board as they develop the housing section and recommendations for the master plan update. He replies that he would.

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Mr. Strobel states that there has been a downside to development in the community as there are no town services such as water and sewer except for the water district. Mr. Bryer states that there is no infrastructure in Northwood. Mr. Strobel states to get a higher density then there will need to be a change to the individual, one lot, one well, one septic, per lot. Discussion ensues.

Ms. Planchet states that she has spoken to someone in the past regarding multi-family development and that the footage and density requirements make it difficult. She adds that it may be a situation where the regulations could be reviewed and addressed.

*Ms. Sprague left the meeting at 7:50 p.m.*

Mr. Jandebour states that one article indicated that more than 10,000 baby boomers turn 65 years old each day.

Mr. Strobel states that there has been much work done over the past decade relative to universal design with no threshold, or stairs, all done within the same structure without modifications.

Ms. Morrill describes the current situation in the community with ride services. She states the options are not realistic and do not work. Further discussion ensues regarding Lamprey Health Services and the new ReadyRide program.

Mr. Jandebour states that the community really needs to look into the activities for seniors. He states that there really is not much offered. Mr. Bryer states that the recreation department did reach out to try to get them involved in the past and there was not that much participation.

Ms. Morrill states that transportation should be supported and included in the master plan. Ms. Parmele agrees and adds that she is working on transportation in general.

**Other**

***Bean Hole Bash***

Mr. Jandebour suggests a volunteer table at the Bean Hole Bash to solicit volunteers and/or needs of the various town boards and committees. He suggests that a pamphlet be created indicating the needs of boards, committees, for the town and school, whether it is work, volunteers, etc.

Mr. Jandebour states that he will need people to help man the table on July 27.

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***Master Plan Visioning***

Mr. Strobel suggests that the planning board use the Bean Hole Bash event to solicit opinions for the master plan update and get some exposure. Discussion ensues regarding drafts of visioning statements to have available at the Bean Hole Bash. Ms. Parmele volunteers to help out.

Ms. Planchet states that the board has already received significant input on the visioning, including from the survey and at these work sessions. She suggests giving that input appropriate weight and perhaps have that in a form to get feedback from overall.

Mr. Strobel asks whether the board members are willing to provide draft vision statements for the board to consider in the master plan update. Discussion ensues. The consensus of the board is to provide draft visioning statements to staff by June 25 for distribution for the June 27 meeting at which discussions will be held and preparations made for possible presentation for the bean hole bash.

***Subcommittee Guidelines***

Ms. Planchet provides copies of the "Subcommittee Member Info" document to planning board members and to Ms. Morrill. She states that the Water Resources Subcommittee is meeting on June 20 at 7:00 p.m. at the Community Center. Ms. Planchet explains that the board has already appointed Babette Morrill, Tom Chase and Karen Smith to the subcommittee and that, per procedures, planning board members are considered members of their subcommittees.

***Meeting Times***

General discussion is held regarding meeting times.

**Mr. Jandebaur makes a motion, second by Ms. Edwards, that all planning board meeting will begin at 6:30 p.m. Motion passes unanimously; 7/0.**

**ADJOURNMENT**

**Motion to adjourn is offered by Mr. McCaffrey, and seconded by Mr. Jandebaur. Motion passes at 8:45 p.m.**

Respectfully submitted,

Lisa Fellows-Weaver  
Board Secretary