

**Town of Northwood  
Planning Board  
June 27, 2013**

Chairman Robert Strobel calls the meeting to order at 6:40 p.m.

**PRESENT:** Chairman Robert Strobel, Selectmen's Representative Scott Bryer, Lee Baldwin, Lucy Edwards, Joseph McCaffrey, Town Planner Elaine Planchet, and Board Administrator Linda Smith.

*Alternate Victoria Parmele arrives at 6:45 and is added to the voting designation.  
Mr. Wolf arrives at 6:47 p.m. and is added to the voting designation.*

**VOTING DESIGNATION:** Bob Strobel, Scott Bryer, Lee Baldwin, Lucy Edwards, Joe McCaffrey. *Victoria Parmele - 6:45; Rick Wolf - 6:47.*

**ABSENT:** Vice-Chairman Timothy Jandebour

**MINUTES**

**June 13, 2013**

**Mr. Bryer makes a motion, second by Mr. McCaffrey, to approve the minutes of June 13, 2013, as written. Motion passes; 5/0.**

*Ms. Parmele arrives at 6:45 and is added to the voting designation.  
Mr. Wolf arrives at 6:47 and is added to the voting designation.*

**Draft Vision Statements**

Mr. Strobel explains that the purpose of tonight's work session is to put the words to the proposed visioning statement. He states that four members have submitted drafts which are distributed to members. He provides an overview of his expectations of what will be accomplished tonight and suggests that a draft may be ready to be provided at the Bean Hole Bash.

Mr. McCaffrey comments that he likes the 2004 vision statement and suggests that the statement only needs some refreshment as the town has changed a little. He states that the town's survey noted much of the same feedback and concerns of a rural community, to preserve the rural character, and to keep open land. He states that he likes the format from the Town of Sandwich, with bullet points as it may be easier than paragraph formatting.

Ms. Planchet explains that visioning statements were previously discussed and a draft was created by the board on April 25 based on board discussions, work sessions and public input. She suggests using the April 25 draft as a beginning point along with the four drafts prepared for this evening.

General discussion is held regarding the 2004 vision statement and the style/format the board should use for the master plan update. Ms. Planchet recommends that

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the board go forward with developing a new vision statement for 2013, rather than working from a previous version. She states that the statement now should be made from 2013 forward and be a fresh vision statement. She states that if, after the board develops the 2013 vision, a comparison finds it is similar to the 2004 vision, then that could be addressed in the update.

Ms. Edwards states that visioning is a forward looking exercise. She suggests beginning with the vision by what has been provided in this update and not pulling too much from the previous one at this point. She states that it is important that the board keep their minds set to 2013 and forward while they work on the project and then look back. She states that that she was asked by Pete Jones *while serving on an economic development committee* a number of years ago: what will Northwood look like in 50 years? She states that is a valuable exercise; there must be a vision going forward in order to make the decisions necessary to get there.

Ms. Parmele states again that she would like to tie the 2004 vision statement to this one and take that into consideration. She states that this could be done in a structural way which would allow for continuity.

Mr. Strobel states that there is a lot of overlap with the visions from the master plans. He states that he would prefer to not have the same items or statements overused.

Ms. Smith states that the board would be far better served to not tie themselves into the past vision in going forward to create the master plan update. Mr. McCaffrey states that the board cannot ignore what was done previously. Ms. Smith states that in 2004 the master plan stated economic development and antique alley. She states that this is not necessarily the direction in which Northwood is going in now and there have been other changes with other types of businesses. Mr. McCaffrey states that the overall concepts had been stated just fine in 2004; however, there are changes that have occurred including the overall population, the age group of the population, the traffic, and the school attendance.

The board takes time to read drafts provided from Ms. Edwards, Ms. Baldwin, Ms. Parmele, and Mr. Strobel and the draft vision prepared by the planning board at its April 25 meeting.

General discussions are held. Mr. Bryer suggests the board go with the suggestions provided Ms. Edwards. He states that he feels that the five items she provided are five good visions. Additional discussion ensues.

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The board reviews draft language shown on the projector and discusses the proposed vision statements and edits statements to reach consensus on wording. Draft statements #1 and #2 from Ms. Edwards are not changed by the board:

1. Cherish, preserve and protect our rural small town atmosphere by protecting our natural resources, historical character/heritage and scenic beauty.
2. Preserve and protect ground and surface water resources that are a main feature of our environment, for drinking, recreation, wildlife, agriculture and economic development.

The board discusses and revises wording of Ms. Edward's Item #3 to state:

3. Promote long term economic growth to maintain and improve our town as a well-functioning community, dealing with the challenges we face and striving to create a good environment for both businesses and consumers.

The board discusses Ms. Edward's Item #4 and agrees generally in the following:

4. Provide for all age groups by improving and maintaining community facilities and services. Encourage community spirit, involvement and volunteering. Support and integrate the creative community.

Additional discussion is held regarding wording in general; and about whether the vision statement should be longer or shorter. Mr. Bryer states that the length of the statements may make the reader lose interest. Mr. McCaffrey comments relative to "flowery" statements, which the reader could interpret differently than how it was meant by the writer. Ms. Parmele states that the visions should be concise and be more specific to Northwood. She states that water resources could be referenced more specifically to Northwood as Northwood is the top of three watersheds. Discussion ensues relative to the uniqueness of Northwood.

The board discusses transportation and develops the following as number 5:

5. Promote a safe and effective transportation system in Northwood.

Discussion is held relative to housing and whether there should be any addition on workforce housing or similar language in the vision statement. Mr. Bryer states that Northwood is more of a commuter town or a bedroom community. Ms. Edwards asks if the public employees can afford housing in Northwood. Mr. Bryer states that he feels that the full time employees should be able to afford to live in town; some choose to live elsewhere. Mr. McCaffrey states that he recalls the average income for Northwood is under \$40,000. Mr. Strobel states he believes it is \$43,000.

Further discussion is held regarding the population. Mr. Bryer mentions the senior housing complex and the condos which are for age 55 plus. Ms. Parmele states that the demand will grow for these types of housing. Mr. Strobel adds that 56% of the survey responders noted they were in favor of more single family housing. Discussion ensues.

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Ms. Planchet states that the board should consider including housing in a non-discriminatory way so that no age group is emphasized. Mr. McCaffrey states that this was not included in the survey and the board should address what the community wants. Ms. Parmele states that population is a very important planning issue that Northwood should be addressing whether as a vision statement or not; to dismiss it would be ridiculous.

Further discussion ensues regarding if housing is a goal or a vision and how housing will fit into one of the five visioning points. Mr. Bryer states that there needs to be something stated to steer the master plan. Ms. Planchet adds that the master plan then steers the other regulations. Ms. Parmele states that #5 is not about housing; it is about community and being open to the full population.

Another discussion is held regarding including wording within another item. The board discusses this draft language:

Possible #5: Be a welcoming home for all age groups which encourages community spirit, involvement and volunteering. Create Town Center with Community Services/Business.

The board agrees the above item needs more work and will review another time.

Mr. Strobel states he is pleased with the productivity of the board tonight. He states that he will provide additional comments for the July 11 meeting as he will not be present.

Mr. Strobel states that the items to be discussed for the July 11 work session will be goals; possibly using the format of Sandwich as a guide.

Further discussion is held regarding the possible gathering of information at the Bean Hole Bash. Mr. Strobel states that there will need to be a few members of the planning board to staff the table. He asks if it would be necessary to reprint the survey. Ms. Parmele states that this is a great time to gather input. Mr. Strobel states that the idea of presenting the information at the Bean Hole Bash was not to solicit; it was to show that the board has listened and addressed the concerns. This is what has been developed so far and additional comments could be provided at the board's work sessions. Discussion ensues relative to reconsidering material and fine tuning what was achieved. Ms. Planchet explains that the board has received input for the last year and half, through the community survey, visioning sessions and topic work sessions and created a draft based on that input. She questions what the board would do with this additional input and how that would relate to the opinions of those who took the time to respond previously.

Ms. Smith states that the information that has been provided to date has been done so at public meetings. She expresses concern with the information that would be

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provided from the Bean Hole Bash and the manner in which it is obtained with respect to public meetings.

Mr. Strobel requests that the board members come to the next meeting with a list of goals to be discussed.

***Water Resources Subcommittee***

Ms. Planchet states that Hal Kreider attended the subcommittee meeting and she believes that he is interested in being appointed to the committee but she has not received confirmation. Mr. Strobel states that this will be added to the July 11 meeting agenda.

**Staff Items:**

***Street Fair***

Ms. Planchet states that the street fair took place today, at the former Northwood First Baptist Church. She states that site plans need to be signed.

**Other**

Ms. Planchet states that a representative from the NHDOT met with the selectmen regarding Rte. 152 and Rte. 4. Mr. Bryer states that there will be another meeting and would likely be in the Town of Nottingham. He states that this is preliminary at this point. Mr. Strobel states that DOT is doing the data collection at this time and may have an analysis for by fall.

Mr. Bryer informs the board about the state's 10 year highway plan and related items, funding, and infrastructure. He states that the Rte 152/Rte 4 intersection had been designed to be built in Nottingham due to the grade of route 4 heading east.

**Mr. McCaffrey makes a motion, second by Mr. Wolf, to adjourn at 9:10 p.m.  
Motion passes unanimously; 7/0.**

Respectfully submitted,

Lisa Fellows-Weaver  
Board Secretary

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