

**Town of Northwood  
Planning Board  
August 5, 2014**

Chairman Robert Strobel calls the work session to order at 6:43 p.m.

**PRESENT:** Chairman Robert Strobel, Vice-Chair Lee Baldwin, Selectman Representative Timothy Jandebaur, Lucy Edwards, Joseph McCaffrey, Alternate Victoria Parmele, Board Administrator Linda Smith, and Board Secretary Lisa Fellows-Weaver.

**ABSENT:** Mr. Wolf, Mr. Bojko, and Alternate Ken Rick.

**VOTING DESIGNATION:** Robert Strobel, Lee Baldwin, Timothy Jandebaur, Lucy Edwards, Joseph McCaffrey, and Alternate Victoria Parmele.

Mr. Strobel states that the purpose of this meeting is to continue to work on the re-write of the Master Plan.

Ms. Parmele offers to take notes of the meeting. Board members agree.

Mr. Strobel refers to the master plan from the Town of Sandwich, previously distributed.

Mr. Strobel suggests mapping applications that have been approved over the past few years, to show where development has occurred over that time.

Ms. Parmele states that having maps would be an advantage.

Mr. McCaffrey suggests limiting data so it doesn't become massive. He suggests converting some tables to graphs. He states that the 2014 Master Plan was broken down into very short segments because there was not much to say about it; only brief concerns were expressed, which he feels carries over to today. He states that the main emphasis should be on the introduction and summary; where we have been, where we are, and where we might be going. The summary or writing part should be clear. He states that the writing portion is what the board is struggling over or the fact that it just has to be completed.

Ms. Parmele states that some of the data exists; however, in some cases there needs to be more data. She states that there is a great deal of information that will be available to Northwood that could be used in the master plan, as a result of the Regional Master Plan that Strafford Regional Planning Commission is in the process of completing.

A discussion is held regarding obtaining the information, the best format and the most effective way to incorporate the information. Ms. Parmele states that this information will be available sometime this fall and will be available online, as well as on CD's, which each town in the region should receive a copy. She

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states that a lot of the detailed information in the Regional Master Plan will be found in the Appendices. She adds that she feels that this information should also be on the town's website.

Ms. Edwards states that using maps should either be very basic or there will need to be more than one map. She states that there could be links in the master plan forwarding readers to maps on the internet as the maps are so versatile. Mr. McCaffrey suggests natural resource maps be included, specifically maps of the town's lakes. He also suggests a street map. Ms. Parmele states that these maps need to grab attention and tell the story of Northwood; maps that will help analyze the issues, and that help assist in writing the master plan.

Mr. Strobel states that it would be helpful to compile a list of every application that the board has had, year by year, noting site plans, subdivisions, etc. He adds that this will also note the areas of development. He states that the board should look into developments in the overlay districts.

Ms. Edwards states that she does not feel that an effective master plan can be written without having some discussion regarding climate change and the effects it has on the landscape and the lakes. She asks how much of the town's tax structure depends on the many waterfront properties and what would happen if the status of the lakes change due to flooding, septic system failures, invasive species, etc. She states that these issues are results from storm events and could have a significant impact on property values. In addition, she states that trying to keep ahead of these issues is difficult and could become more difficult. She adds that if these property values are reduced, the town will either have to cut back on the services it provides or the rest of the residents will have to make up the difference. She states that she feels that it is very important that these issues be addressed.

Ms. Edwards notes other areas throughout the state and state agencies that are currently addressing climate change issues. She states that Northwood is at the top of three watersheds and should be considering drainage plans due to the current and expected downpours, as well as the correct sizing of culverts to prevent damage to the roads. She states that she will not be adding her name to a master plan that does not address climate change.

Ms. Edwards continues and adds that climate change will also impact agricultural, affect water resources, and the town's other natural resources, which will impact the tourism portion of the economy. This is something that the state is working on and most of the state is very concerned with this and its affects. She states that (people in) the Seacoast and White Mountains are very concerned with this and the destruction of areas. Mr. McCaffrey states that

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this is Northwood not the White Mountains. Ms. Edwards states this is something that Northwood needs to be looking at and it cannot be avoided because some people don't believe that it is true; the rest of the State of NH apparently does. She expresses great frustration with being told that this is not something to talk about in the Master Plan. She feels that it is an enormous injustice to the people in the town. She adds that if there is not something about climate change in this Master Plan she will not put her name on it, will not vote to approve it, and will write letters to the editor as to why.

Mr. Strobel agrees with Ms. Edwards in that climate change does need to be addressed. He states that there are many professionals that the board can utilize, NHOEP, Seacoast Regional, regardless of political views. He adds that this is the intent of having SRPC and with our dues. Discussion ensues relative to the availability of information. Ms. Parmele states that there is so much data. She states that the board needs to read the information and determine how it applies to Northwood. She adds that the information is all there and if the planning board votes to say it is not relevant to Northwood then it will be a shame. She hopes that members will read this material and think about how it applies to Northwood.

Mr. Strobel states that the only source for groundwater resource is rain. He states that regardless if the recharge is rain; there will be a problem should it become drier. He states that he feels that the board needs to begin to protect the recharge areas and look into areas as to how to expand the Ridge Water District. He states that the town would be protected if the local climate became drier; however, should it become wetter, than the land would not be able to be developed as it would be a pond.

Mr. Jandebaur states that he will not get into the politics with the board. He states that he is not being convinced and he will not be able to convince the board members either. He states that the climate has changed dramatically and it will change again. He states that climate change was not mentioned in the focus groups and he does not believe that it belongs in the town's master plan. Ms. Edwards notes that there were no questions in the survey regarding climate change. Mr. Jandebaur states that perhaps Ms. Edwards should have put in questions regarding climate change. Mr. Jandebaur states that it was not brought up and it was agreed that the master plan would include what was stated in the focus groups and noted on the surveys. Ms. Edwards asks because the questions were not asked on the survey the board can now not talk about what has been learned from OEP. Mr. Jandebaur states that there are many aspects of what is being mentioned. He states things should be done differently; however, not signing the master plan, he will not do that. He adds that the climate change was not mentioned when the opportunity was made available. Ms. Edwards states that she recalls mentioning climate change at a

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visioning session and it was not written down or noted. Mr. Jandebaur states that it is political and there are two sides.

Mr. Strobel states that his approach is that the board should go to the experts, provide the data from the state and SRPC, and if he was working on this project alone he would have an appendix of data on climate change specific for Northwood or this area included and let people make their own decisions. Mr. Jandebaur states that he could care less about the amount of rainfall over the past few years and if it has increased. Mr. Jandebaur notes that there has been a cooling. Ms. Parmele states that there is data available. Ms. Parmele suggests that Cameron Wake, a climate change expert, come in and talk to the board. Mr. Jandebaur states that the climate has changed many times and it will again and notes the past few winters. Ms. Parmele states that we need to adapt to the change.

Mr. McCaffrey states that Mr. Jandebaur had made an interesting point, there are all kinds of variations and adds that it is not a matter of debating here. He states that what he observes is this, let's assume that the information that you are getting from these sources are correct. He states that first it was global warming, by the way, the climate change advocates had backed off global warming. Now, if you listen to the United Nations intergovernmental panel on climate change, which is the primary data source for all of this information, this is where Strafford Regional and UNH gets its data. Ms. Edwards and Ms. Parmele both state that this is not correct; this is not where they get the data from. Mr. Strobel states that he has been involved with this and this is not where they get their data. Mr. McCaffrey continues to present his point that this is in fact where they get their data. He states that UNH has a very small operation in climate science; very small and it is dwarfed by hundreds of universities around the world. Mr. McCaffrey states here is the point; let's say that you are correct. Ms. Edwards states that she cannot do this. Mr. McCaffrey replies to Ms. Edwards that she can't do this because she is wedded to an idea that she has no basis for. Ms. Parmele states that Ms. Edwards needs to hang in there and Ms. Edwards replies that she is sorry and will not. Mr. McCaffrey continues and states that even if correct, it doesn't belong in this report because this board is not qualified to pass judgments on anything like this. He states that this is a predicted process and the planning board does not have any business in making recommendations based on future predictions which we don't have. Ms. Parmele, Mr. Strobel, Ms. Edwards, and Ms. Baldwin all disagree. Mr. Strobel states that is exactly what the Master Plan is for. Ms. Baldwin states that this is what the board makes recommendations on and what we are here for. Ms. Edwards states that we can do it for population but we can't do it for water. Ms. Edwards leaves the meeting at this time.

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Mr. McCaffrey states that his primary point is that climate change does not belong in Northwood's Master Plan. He states that there is scientific controversy and it is not just someone's opinion. He adds that Strafford Regional Planning Commission is a group of people that are no more qualified to pass any judgments on climate change and by taking their opinion; it is nothing more than passing the buck to someone who does not know what they are talking about. Ms. Parmele states that it is not an opinion. Ms. Baldwin agrees with Ms. Parmele.

Mr. Strobel suggests that when the data is available from SRPC, board members obtain a copy and make their own determinations as to what is and what is not appropriate to include, and a vote will be taken.

Ms. Parmele suggests Cameron Wake come in and speak to the board about the science. Mr. Jandebour asks what makes a good master plan; it is essential data but not too much. Ms. Parmele states that the board needs to address climate change. She notes that the flooding that has occurred greatly affects septic systems. She states that it is a good idea for an expert to be here. Mr. McCaffrey states that all septic systems have been and continue to be affected by flooding. He states that he does not want to talk about climate change and it does not belong in the report. Ms. Parmele states that this is his opinion. Mr. McCaffrey reiterates that the climate change topic was not once mentioned previously from the survey or visioning sessions and the board is to reflect on what the people have expressed as their concerns, which happens to be in the 2004 Master Plan. He states that most of the community sees this the same way and this is not the time to include our own pet projects.

Mr. Jandebour reviews some of the comments from the surveys indicating that the residents like the town the way it is now, a rural environment, and it should remain the same. He states that this means that the residents do not want the big box stores or large developments coming into town. He states that is why he moved to Northwood, the small town environment and atmosphere. Mr. Strobel states that the planner had tallied these types of comments and that is the information and data that should be included in the land use section, and in the vision.

Ms. Baldwin states that if Northwood was a small town, rural character, then there would be more volunteers to do things.

Mr. Strobel states he will check into this section. Mr. Strobel asks what else is needed and he offers to do an analysis of the number of acres. He suggests that all members review their sections, review the goals section, determine where the wording was either from visioning sessions or from the surveys, etc. Mr. McCaffrey states that he thought that is what would be done tonight. He then

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suggests that as the written sections are created, or have been done, the board looks into how the section was supported. Mr. Strobel states that the supporting has already been done. Mr. Strobel states that now the board should be using the information received and for example if there was a question on the survey that addressed the rural character then pull the number for that specific question.

Mr. Jandebaur states that he is concerned with the scattered approach and states that the board should begin with section 1 and go forward by sections then put the information in a finished form. Ms. Parmele suggests that the board put together a logical process for completing the master plan and just address one chapter at a time.

A discussion is held regarding a plan, having a process. Discussion ensues to determine what chapters that should be worked on.

Mr. Strobel reads a section proposed for population. Discussion ensues regarding the current population as well as the aging population. Mr. Jandebaur notes that there are some comments from the residents in the survey regarding the aging population, and what that population would like to see for businesses and their locations. Mr. McCaffrey states that services should not be discouraged as to what the aging population is concerned with and noted in the surveys.

Mr. Jandebaur states that some things should be addressed as regional issue and other issues should be looked into as state issues. Mr. Strobel states that the board can try to attract certain/specific businesses to come into town and can offer incentives. Mr. Jandebaur states that this is good idea and this has been discussed at the economic development committee (EDC). Mr. Strobel also notes that a typical drive time for residents changes at various ages. Ms. Baldwin notes that water availability may be an issue to discuss with specific types of businesses and their locations, such as a laundromat.

Mr. Strobel states that he believes that the EDC submitted a plan to the State of NH to declare all of Rte. 4 as an economic development zone. He states that he is not sure if this has been accepted.

Ms. Parmele suggests using the 2004 Master Plan information as a backbone to start off writing each chapter. Mr. Strobel states that good practice for master plans is to typically start from scratch each time. Ms. Parmele suggests members work individually on each member's suggestions and comment, and further discuss ideas. Then provide new written material for each chapter, including the material they had already written for "their" chapters. She volunteers to do the editing.

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General discussions continue regarding the demographics of each section. Mr. Strobel notes that there is already a draft for the housing and populations chapters.

Members agree that they will continue to research and work on sections. Further discussions will be held on the following chapters in the following order:

- Housing and Population
- Economic Development
- Transportation
- Historic Resources and Community Resources
- Agriculture
- Natural Resources
- Land Use

**ADJOURNMENT**

**Motion to adjourn is unanimously accepted.**

Respectfully submitted,

Lisa Fellows-Weaver  
Board Secretary