

**Town of Northwood
Planning Board
September 10, 2015**

Chairman Robert Strobel calls the meeting to order at 6:45 p.m.

PRESENT: Chairman Robert Strobel, Vice-Chair Lucy Edwards, Selectmen Representative Rick Wolf, Richard Bojko, Lee Baldwin, Betty Smith, Board Administrator Linda Smith, Board Secretary Lisa Fellows-Weaver.

ABSENT: Victoria Parmele, Alternate Joseph McCaffrey, and Alternate Ken Rick.

VOTING DESIGNATION: Bob Strobel, Lucy Edwards, Rick Wolf, Richard Bojko, Lee Baldwin, and Betty Smith.

MINUTES:

August 27, 2015

Mr. Bojko makes a motion, second by Ms. B. Smith, to approve the minutes of July 23, 2015, as amended, as follows:

Page 2: Delete: ...building... Change: ...building... to ...*buildable*...

Page 3: Change: ...the... to ...*his*...

Page 4: Add: ...*to experience it himself*...

Page 5: Add: ...*before Mr. Sullivan joined the staff*;...; Add: ...*length at*...

Page 6: Delete: ...to be promoted.

Motion passes; 6/0.

CASES:

CASE: 15-06: William Smith, Sunrise Auto, 1064 First NH Turnpike. Map 217/Lot 45. Applicant seeks a minimal impact site plan to change the use from light manufacturing to automotive repair shop.
(Current property owner John Ovadek.)

Ms. L. Smith provides an overview of the project and the location. She explains that the site was originally built as a mixed use property. She states that this is an example of what Mr. Gunter had referenced at the last meeting regarding a need to streamline the application process.

Mr. Wolf notes that there should not be any parking issues with this location. He adds that the planning board did do a site walk of the property for the last application.

Ms. L. Smith states that the hours of operation are included within the materials provided. Additional discussion is held regarding the hours of operation and whether there is a need to extend them beyond the hours open to the public. Mr. Strobel notes that past practice of the board is to encourage applicants to extend their hours of operation should there be a need for the owner to be on the premises beyond the specific posted hours. He mentions

Official as of September 24, 2015

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different scenarios. Ms. L. Smith states that there would probably not be any issues if there were someone in the building doing bookkeeping after the hours indicated; however, if there were excessive noise, etc. there may be concerns from neighbors. She states that she will have the hours defined better for the meeting.

VOLUNTARY MERGERS:

VM 15-02: Diane Peterson, 419 Bow Lake Rd. Map 105; Lots 18 & 19.

Ms. L. Smith provides an overview of the materials. She explains that there is a septic system on the rear parcel, which encumbers the front parcel. This process will merge the lots into one lot. She adds that the two lots would not be able to be sold as two separate lots.

VM 15-03: BMT Construction, Ash St. Map 122; Lot 106; Sublots 2 & 3.

Ms. L. Smith provides an overview of the materials. She explains that these are two original Harvey Lake tracts. She explains that the owner is presenting an application to the zoning board at the end of the month for several variances. She states that the proposal is to build a two bedroom home on an undersized lot. The owner is requesting to merge these lots prior to meeting with the ZBA. She adds that there is an approved septic design.

APPLICATION to BUILD on a PRIVATE ROAD:

Kovisars, 8 Ash St. Map 122; Lot 106, Sublot 1.

BMT Construction, Ash St. Map 122; Lot 106; Sublots 2 & 3.

Ms. L. Smith notes that the materials provided include a new form for these applications to build on a private/Class VI road that she hopes will make it easier for the board and applicants. She explains that these two applications are adjacent to one another and the proposal is to build two modest two bedroom homes, one on each lot. She states that these building permit applications need to be reviewed by the planning board and approved by the selectmen prior to final approval. She adds that both lots have approved septic systems.

Ms. L. Smith states that the planning board's role is to address the access to these properties and to determine if this is a reasonable request.

Ms. L. Smith also notes it has been stated in the past that these smaller lots with the modest homes meet the threshold for workforce housing. Ms. Edwards notes that small lots near the lakes are always a concern. She notes that this property is away from the lake.

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Internal Business

Law Lecture Series

A brief discussion is held regarding the upcoming three law lecture series topics.

Gulf Road

Mr. Wolf states that he did mention the planning board's concern of the Gulf Road area at the last selectmen's meeting. He states that the selectmen are planning to discuss the Gulf Rd. area at an upcoming meeting.

Master Plan

Mr. Strobel provides a brief overview on the progress of various sections of the Master Plan Update.

Budget Meeting with BOS

Ms. L. Smith states that the planning board's budget will be presented to the selectmen September 22.

ADJOURNMENT

Mr. Bojko makes a motion, second by Ms. B. Smith, to adjourn. Motion passes unanimously at 7:22 p.m.

Respectfully submitted,

Lisa Fellows-Weaver
Board Secretary