

**Town of Northwood  
Planning Board Work Session  
January 5, 2017**

Chairman Robert Strobel calls the work session to order at 6:35 p.m.

**PRESENT:** Selectmen Representative Rick Wolf, Betty Smith, Vice-Chair Rich Bojko, Joseph McCaffrey, Chair Robert Strobel, and Alternate Lee Baldwin.

**Town Staff Present:**

Board Administrator Linda Smith and Land Use Secretary Susan Austin

**VOTING DESIGNATION:** Selectmen Representative Rick Wolf, Betty Smith, Vice-Chair Rich Bojko, Joseph McCaffrey, Chair Robert Strobel and Lee Baldwin.

**MINUTES:**

**December 16, 2016**

**Motion is made by Mr. Bojko, second by Ms. B. Smith to approve the minutes of 12/15/16 as amended. Vote: 6/0.**

**Nottingham Planning Board Public Hearing Notice.**

Ms. Smith stated that they received this public notice because in order to access the project, the sole maintained street access Cooper Hill Road, which is in Northwood. Northwood planning board has the right to comment because of this. The project shows no construction to the site. The only possible thing is the fact that there may be more traffic. The board has the option to send a letter or they can go as a body. If so they would need to notice it. One other option would be to appoint a representative to attend the meeting.

Selectman Wolf stated that there is nothing being done on this site that hasn't been done before.

Mr. McCaffrey asked if Northwood was involved because of the access. Ms. L. Smith stated that that was correct. Mr. Bojko asked about the disposal of oil and things of that nature. He asked if they would be conducting good business practices. Selectman Wolf stated that he will be at the meeting as a resident. Mr. McCaffrey stated that the driveway access should stay the appropriate and reasonable distance from the town road. Ms. L. Smith agreed that the property owner can't move the driveway.

Chair Strobel stated that the board's comments would be as follows:

Driveway onto Cooper Hill road is to maintain the approved layout.

Continued following best management practices for small hazardous waste generators.

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**Final Zoning Amendments**

Ms. Smith presented the board the final draft language that will be presented at the public hearing on the 19<sup>th</sup>. Ms. L. Smith stated that the final language was based on the legal comments from the first public hearing and any feedback from the public.

Mr. McCaffrey stated that they need to have some way to explain to the people the reason for and the changes to the language because the actual vote will be by people who may not understand that the sign and ADU ordinances are actually because of new state laws and legislation. Ms. L. Smith stated that if the amendments are voted down then the town will go to the default position.

Ms. L. Smith also stated that these are the final amendments. The only way these will change is if after the public hearing there is input that would make the board feel that they should be deleted.

Chair Strobel stated that he thought they should add comments for the voter guides that go to every address in Northwood.

**Comments for the voter guide**

Amendment 1

*Current ordinance refers to specific copies of the master plan. This would remove that.*

Amendment 2

*It is included to create consistency in the language (refer to amendment number 4)*

Amendment 3

*The current regulation refers to 1981 roads map, which is questionable, allows all private roads, not just those approved in 1981 to be upgraded for new building development; and makes upgrades for both private and Class IV roads meet the same standards.*

Amendment 4

*Self-explanatory.*

Amendment 5

*This brings town ordinance in compliance with state law. (RSA 674:71, 674:72 and 674:73)*

Amendment 6

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*Self-explanatory*

Amendment 7

*This change provides for greater environmental protection on undersized non-conforming lots and adjacent property.*

Amendment 8-

*This change provides for greater environmental protection on undersized non-conforming lots.*

Amendment 9

*self-explanatory.*

**Pending files:**

**CASE: 16-05: Millstone Realty Trust, 1090 First NH Turnpike. Map 217; Lot 35.**

Applicant seeks a minimal impact site plan review to amend the reclamation phasing and reclamation surety bond phasing approved as part of Planning Board Case #08-11, a Major Site Plan approval. (Approved with conditions 5/24/2016)

Ms. L. Smith stated that the Docko site plan conditional approval still have conditions to be met. There is a new engineer working with them, but they still need the bond. Ms. L. Smith stated that she will be trying to speak with Mr. Docko tomorrow, and would like the board's feedback about how to proceed.

Chair Strobel stated that Ms. L. Smith could get an estimated date for the conditions to be met if she does have a conversation with him. Mr. McCaffrey stated that if the pond hasn't been built and there is no surety, then the board needs to decide if they are going to withdraw the conditional approval.

Ms. L. Smith stated that if they withdraw the approval, he can sell his product, but he can no longer blast or crush.

**Internal business**

Ms. L. Smith stated that the filing period for expiring terms was coming up. She stated that Ms. Edwards and Mr. Bojko were the two terms expiring this year.

Mr. Bojko states that he attended the EDC meeting. He stated that some concerns were brought up that the planning board might feel they are not participating in the TIF

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Ms. L. Smith stated that everything has to go through the Planning Board.

Mr. Bojko stated that if and when the TIF gets passed and the advisory board is established, the two boards should have a meeting.

Mr. Bojko also stated that they were putting some letters to the editor in the Sun, and they wanted to know if the planning board would endorse the TIF warrant.

Ms. L. Smith stated that there could be a conflict for the board. If the Planning Board endorses the TIF district, and then a project comes in that they possibly won't approve, they will run into issues. As a land use board they should stay out of any platform positions.

Chair Strobel stated that he was hesitant as a board to take a vote on that issue.

Ms. L. Smith stated that she would like to check on the conflict of interest possibility.

Mr. Bojko stated that instead of endorsing the TIF, they could come up with a word or terminology that would let the public know that there is support from the board.

Ms. L. Smith stated that the RFP has gone out for planning consultant, and she has interviews next week.

***Mr. McCaffrey made a motion to adjourn at 8:26 pm. Mr. Bojko seconded. Vote 6/0.***

***Respectfully submitted,***

***Susan Austin  
Land Use Secretary***