

**Town of Northwood
Planning Board Regular Meeting
June 23, 2016**

MINUTES

1 Chairman Pro Tem Hal Kreider calls the regular planning board meeting of
2 June 23rd, 2016 to order at 6:33 p.m.

3
4 **PRESENT:** Selectmen Representative Rick Wolf, Betty Smith, Joseph
5 McCaffrey, Hal Kreider, Lucy Edwards, Town Planner Matthew Sullivan, Board
6 Administrator Linda Smith, and Land Use Secretary Susan Jastremski–Pastor.

7
8 **Absent:** Chairman Robert Strobel, Vice Chairman Richard Bojko, And
9 Alternate Lee Baldwin.

10
11 **VOTING DESIGNATION:** Selectmen Representative Rick Wolf, Betty Smith,
12 Joseph McCaffrey, Acting Chairman Hal Kreider, Lucy Edwards.

13
14 **MINUTES:**

15 **May 24, 2016**

16 **Motion is made by Mr. McCaffrey, second by Ms. B. Smith to approve the**
17 **minutes of 5/24/2016 as presented. Vote: 5/0.**

18
19 **June 9, 2016**

20 ***Page 1, line 43: Change “decided” to “discussed”***

21 **Motion is made by Ms. B. Smith, second by Mr. McCaffrey to approve the**
22 **minutes with changes. Vote: 5/0**

23
24 **CONTINUED CASES:**

25 **Case #16-04: Patrick Doyle/Garry Barnes 324/336 Jenness Pond Road**
26 **Map 206, Lots 5, 6, 14&15.**

27
28 Applicant seeks the following Boundary Line Adjustments:

29 1. Adjust existing property line between Map 203/Lot 15 (1.8 Acres) and Map 203/Lot
30 14 (32.2 Acres) to create proposed Map 203/Lot 15 (2.2 Acres) and Map 203/Lot 14
31 (30.8 Acres).

32 2. Adjust existing property line between Map 203/Lot 6 (0.165 Acres) and Map
33 203/Lot 5 (0.014 Acres) to create proposed Map 203/Lot 6 (0.139 Acres) and Map
34 203/Lot 5 (0.041 Acres).

35 Mr. Sullivan recommends the application as complete.

36 **Mr. McCaffrey makes a motion to accept the application as complete. Ms. B.**
37 **Smith seconds the motion. Vote: 5/0.**

38 **Garry Barnes, Patrick Doyle and Peter Stoddard, S&H Land Services Surveyor are**
39 **present.**

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2 Ms. L. Smith notes the status of the recent Zoning Board application and denial. The
3 new application will be heard by the Zoning Board on June 27.

4 Mr. Sullivan discusses the waiver requests relative to the plan. Applicant has
5 requested a waiver to omit the area of coverage for the entire parcel and a waiver for
6 showing buildings, setbacks, and wells within 100 feet of the site.

7 Chairman Kreider recalls from the last meeting that these are existing developed lots,
8 Mr. Sullivan states that yes, these are existing developed lots, but this is happening on
9 the front portion of the lot, therefore wouldn't require any of the backland to be shown
10 if the entire coverage is included. Mr. Stoddard notes that the Barnes property is 30
11 acres in total size. Ms. L. Smith has additional discussion about the ZBA issues and
12 the access easement. The Zoning Board felt that the applicants could make the lots
13 more conforming if they merged the waterfront lots with their other lots. The
14 applicants didn't want to do merge the lots because they weren't sure how the merge
15 would affect their property taxes. **Chairman Krieder opens the public hearing at**
16 **6:49 and reads the abutters list.**

17 Patrick and Patricia Doyle (Owner)
18 Thomas P. Huot (Surveyor)
19 Garry and Sandra Barnes
20 Rebecca Fenerty
21 Thomas and Roberta O' Shaughnessy
22 Mark C. Franklin and Donna L. Franklin Revocable Trust
23 The H&P Sweisthal Family Revocable Trust
24 Edward and Joyce Andrews

25
26 Garry Barnes is the only abutter present.
27 Peter Stoddard is representing Thomas Huot.

28
29 **Chairman Kreider closes the public session at 6:51 PM.**

30
31 Chairman Kreider reads the criteria for granting of waivers.
32 Mr. Sullivan provided the Board with another overview of the waivers. The applicant
33 has requested to omit the area of coverage for the entire parcel and omit buildings,
34 setbacks, and wells within 100 feet of the site.

35
36 **Mr. McCaffrey makes a motion to grant the waivers as presented. Ms. B. Smith**
37 **seconds. Vote 5/0.**

38 Mr. Sullivan discusses possible conditions of approval.
39 1.) Must have all federal, state, and local permits.
40 2.) Conditional upon Zoning Board approval with a note to be added to the plan.

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1 **Mr. McCaffrey makes a motion to approve with the conditions as presented by**
2 **the planner. Ms. B. Smith seconds. Vote 5/0.**

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8 **NEW CASES:**

9 **CASE: 16-06: Robert & Joann Bailey 246 Catamount Rd. and Charles &**
10 **Sandra Bailey, Preve Dr. Map 205, lots 36 & 36-1.** Applicants seek to change
11 the lot line between 205/36 & 205/36-1, 0.47 acre; lot areas will remain the
12 same and no change in frontage

13
14 Mr. Sullivan recommends application as complete.

15 **Ms. B. Smith makes a motion to accept the application as complete. Ms.**
16 **Edwards seconds. Vote 5/0.**

17 **Chairman Kreider reads the abutters list and opens the public hearing at 6:59.**

18 Robert and Joann Bailey (owner)
19 Charles and Sandra Bailey
20 Joseph and Jane Joyce
21 Tracy Payne
22 Jason Turmell
23 Gerald Haskell
24 Thomas and Nancy Hutchinson
25 David and Cheryl Turner
26 Gary Rae
27 Richard & Debra Jean
28 Bernard Birch
29 Richard and Paula Sykes
30 Kathleen Preve Trust
31 William Wormell Land Surveyor (representative)

32
33 Bill Wormell, LLS is present for applicant. Mr. Wormell explains that the applicant
34 would like to make a lot line adjustment. The adjustment is an equal exchange so that
35 the original lot can reclaim the open field, and give some of the forest in the rear to the
36 other lot.

37 **Chairman Kreider closes the public hearing at 7:06**

38 **Ms. B. Smith makes a motion to approve the application. Mr. McCaffrey seconds.**
39 **Vote 5/0.**

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1 **CASE: 16-07: Jennifer Gardner, Beautiful Reflections 1455 First New**
2 **Hampshire Turnpike, Map 109/Lot 99.** Applicant seeks minor site plan
3 approval to convert existing residential apartment to a hair salon.

4
5 Jennifer Gardner and Brian Gardner are present.

6 Mr. Sullivan states that there were a few pending items after the last review by the
7 board, but the applicant has provided the materials tonight. He recommends the
8 application as complete.

9 Mr. Sullivan distributes letter of intent, impact statement, and waiver requests to the
10 Board.

11 **Mr. McCaffrey makes a motion to accept the application as complete. Ms. B.**
12 **Smith seconds. Vote 5/0**

13 Ms. Gardner has a discussion about the documents she's submitted and that the
14 submitted site plan shows additional parking on the J&B portion of the lot. She also
15 presents a new plan. The new plan does not include information related to septic, well,
16 snow storage or building setbacks.

17 Her original plan that she submitted included the plan for her husband's business,
18 J&B Auto. The Board cannot accept that plan because it would reconfigure the
19 parking capacity of the already approved site plan for J&B Auto.

20 Mr. Sullivan proposes that the applicant shows the missing items on the new site plan
21 with modification. Mr. Sullivan states that in order for the plan to be approved she
22 needs scale information, setback information, solid waste, snow storage, new parking,
23 wells, septic, lot acreage, the business name, a new signature block for the planning
24 board, exterior lighting. Mr. Sullivan states that these are basic items that are
25 required to be shown on the plan. Waivers have also been requested for items that are
26 not on the site plan. Discussion ensues related to the requested waivers.

27 Ms. L. Smith recommends holding a work session on June 30th in order to give the
28 applicant more time to get the site plan completed and to continue this case.

29 **Ms. B. Smith makes a motion to continue the case until June 30 at 6:30 pm. Ms.**
30 **Edwards seconds. Vote 3/2.**

31 *Mr. Sullivan calls for a recess. Session resumes at 8:10 p.m*

32 **INTERNAL BUSINESS:**

33 ***Mr. Sullivan asks members to bring their information back if they take it from***
34 ***their packets prior to the meeting.***

35

36 ***Home Business and Home Occupation Ordinance Review***

37 Mr. Sullivan provided the board with a new draft of the Home Business/Home
38 Occupation zoning ordinance language. Mr. Sullivan added the requirement for an

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1 impact statement and notice of abutters. Mr. Sullivan also states that the committee
2 needs to decide which home business types or uses would be regulated under this
3 ordinance. Various discussions ensue and the board provided general input on the
4 draft.

5

6 ***2016 Zoning Ordinance Modification Subcommittee***

7 Mr. Sullivan stated that there are several modifications need to be made this
8 year in the zoning ordinance. Mr. Sullivan will be making a request for
9 members to serve on a subcommittee in The future.

10

11

12 ***Chairs Report***

13

14 Mr. Sullivan received correspondence from the Pleasant Lake Watershed Association.
15 Their annual meeting is coming up in July; Mr. Sullivan stated that this may be of
16 interest as the Board begins to explore a watershed protection ordinance. He will
17 forward the information to the Board as soon as it is received.

18 **Motion is made by Ms. B. Smith, second by Mr. Wolf to adjourn at 8:26 pm**

19

20 ***Respectfully submitted,***
21 ***Susan Jastremski-Pastor***
22 ***Land Use Secretary***

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