

**Town of Northwood  
Planning Board Work Session  
June 9, 2016**

1 Chairman Robert Strobel calls the work session to order at 6:33 p.m.

2  
3 **PRESENT:** Selectmen Representative Rick Wolf, Betty Smith, Vice-Chair Rich  
4 Bojko, Joseph McCaffrey, Hal Kreider, Lucy Edwards, Chairman Robert  
5 Strobel, Town Planner Matthew Sullivan, and Board Administrator Linda  
6 Smith, Land Use Secretary Susan Jastremski–Pastor.

7  
8 **Jennifer Gardner, Case #16-07, is also present.**

9  
10 ***Alternate Lee Baldwin joined the meeting at 6:35 PM***

11  
12 **VOTING DESIGNATION:** Selectmen Representative Rick Wolf, Betty Smith,  
13 Vice-Chair Rich Bojko, Joseph McCaffrey, Hal Kreider, Lucy Edwards,  
14 Charman Robert Strobel

15  
16 **Continued Case:**

17 Case # 16-04: Patrick Doyle/Garry Barnes 324/336 Jenness Pond Road. Map  
18 206 lots 5, 6, 14&15.

19 ***Continued until next meeting***

20  
21 **NEW CASES:**

22  
23 **Case 16-06 Robert and Joann Bailey 246 Catamount Rd. and Charles &**  
24 **Sandra Bailey, Preve Dr. Map 205, lots 36&36-1.** Applicants seek to change  
25 the lot line between 205/36 &205/36.1, 0.47 acre; lot areas will remain the  
26 same and no change in frontage. Mr. Sullivan did an overview of this  
27 application, and stated that he didn't have any reviewer comments on the  
28 application. Chairman Strobel suggested that the board members conduct a  
29 drive-by review for further clarification.

30  
31  
32 **Case 16-07: Jennifer Gardner, Beautiful Reflections. 1455 New Hampshire**

33 **Turnpike, Map 109/Lot 99.** Applicants seek minor site plan approval to  
34 convert existing residential apartment to a hair salon. J & B Auto Sales is the  
35 existing business on the lot. The applicant seeks to open a hair salon in the  
36 basement of structure, which is currently a residential use. Mr. Sullivan states  
37 that an impact statement is needed, but there is an existing site plan on record  
38 for the parcel. The applicant will be requesting several waivers. Mr. Kreider  
39 asks about parking capacity for the salon. The applicant states six spaces are  
40 available. Mr. Sullivan states based on the applicant's internal plans, that six  
41 spaces are adequate for parking. Mr. McCaffrey asks if it will be an additional  
42 burden on septic system. Discussion ensues regarding whether there is  
43 adequate septic to handle the loading of the commercial use. It is discussed  
44 that because there is only one hairdresser working at the salon, the existing

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1 septic should be adequate. Chairman Strobel suggests members conduct a  
2 drive-by review of the property.

3 **Internal Business:**

4 **OEP Conference attendee report:** Mr. McCaffrey mentions that there was a  
5 change in the number of days for a new application to be heard by the board. It  
6 is now 21 days instead of 15 days from turn in. Chairman Strobel attended the  
7 seminar on policy audits. He stated that it was an interesting seminar. The  
8 presenters took a look at the intent of the Master Plan and did an analysis of  
9 the ordinances to see if they are patterned to meet the goals of the Master Plan.  
10 Discussion ensues about the legal weight of a Master Plan. Mr. McCaffrey talks  
11 about historic preservation and notes the mill buildings restored in Newmarket  
12 and other historic buildings in Northwood that potentially could be preserved.

13 **Home Business and Home Occupation subcommittee update:** Mr. Sullivan  
14 will send out an update by email to the board. He will ask for comments at the  
15 next regular meeting.

16 Chairman Strobel stated that he still needs to set date with ZBA chair Roy  
17 Pender to set up meeting for small lot subcommittee.

18 **Site Plan Regulations update:** Mr. Sullivan will send out an update by email  
19 to the board.

20 **MINUTES:**

21

22 **May 24, 2016**

23

24 **Motion is made by Ms. B. Smith, second by Mr. Joe McCaffrey to table the**  
25 **minutes until the next regular meeting to allow Mr. Sullivan to add a**  
26 **sentence to further clarify the amount allowed for retail space (Re: Case**  
27 **16-05) Vote 7/0.**

28

29 Mr. Sullivan presents his OEP seminar to the Board: "Community Livability for  
30 Millennials"

31 **Motion is made by Mr. McCaffrey, second by Mr. Bojko to adjourn at 8:15**  
32 **pm**

33

34 ***Respectfully submitted,***  
35 ***Susan Jastremski-Pastor***  
36 ***Land Use Secretary***