

**Town of Northwood
Planning Board Work Session
February 15, 2018**

MINUTES

Chair Strobel called the meeting to order at 6:32 p.m.

PRESENT: Chair Bob Strobel, Vice Chair Lee Baldwin, Joe McCaffrey, and Hal Kreider

TOWN STAFF PRESENT: Board Administrator Linda Smith, Land Use Secretary Susan Austin, and Town Planner James Burdin

VOTING DESIGNATION: Chair Bob Strobel, Vice-Chair Lee Baldwin, Hal Kreider, and Joe McCaffrey

Minutes

Mr. Kreider made a motion to accept the minutes of January 25, 2018 as written. Ms. Baldwin seconded. Motion carried 3/0/1 with Mr. McCaffrey abstaining.

Justin Mikolyski joined the meeting at 6:36

VOTING DESIGNATION: Chair Bob Strobel, Vice-Chair Lee Baldwin, Hal Kreider, Justin Mikolyski, and Joe McCaffrey.

Rachael Mack, Strafford Regional Planning Commission

MapGeo Presentation

Ms. Mack gave the board a presentation about the MapGeo application, the new mapping platform that the town signed on to in November.

674:41

Suzanne Steed and Grace Burr 32 Shore Drive, Map 122 Lot 39.

The board discussed this property, and access issues. Mr. Kreider stated that he had issues trying to go and look at the property on both Oak Street and Ash Street due to the roads seemingly not having been plowed. He stated that on one of the roads, a car was stuck with its wheels spinning, and then on another there were some cars that seemed to have slid out of their driveway. Chair Strobel stated that he noticed that the road width on Oak Street were very narrow, around 15 feet across. It was noted that the applicant created a road association with 3 other property owners in order to satisfy the zoning board's concerns. The board's comments are as follows:

- *Attempts to access this lot in winter months met with varying degrees of difficulty.*

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- *The lot is within approximately 1000 feet of a public road via Ash Street.*
- *The road widths are not to fire department standards but that is unlikely to be achievable due to geography.*
- *Multiple road maintenance agreements are non-binding, non-mandatory and not tied to the deed.*
- *Access to the site is dependent upon multiple road maintenance agreements without any ability for enforcement.*
- *While we are encouraged by the applicant's progress, we would prefer not to see this application move forward until reliable year-round access is established.*

Case #18-02

John Chamblin 19 Main Street, Map 110 Lots 32 and 33. Applicant proposes to combine two existing parcels of 6.15 acres before subdividing into two lots.

Mr. Burdin stated that his concern with accepting this application was that he wasn't convinced that it meets zoning code requirements for residential density. The total usable area calculations yield a total permitted density of 1.455 units, which is less than 1.5 and would therefore round to a permitted residential density of 1 unit and prevent subdivision. He stated that it should be noted that the identified "total usable area" does not appear to be based upon excluding "unbuildable land" as defined by the zoning ordinance, because it appears to exclude land with slopes between 20-15%, but include land devoted to septic system area, which could make this calculation inaccurate. The applicant should work with the staff to present an accurate residential density calculation. Since residential density is in the zoning ordinance and not the subdivision regulations, alterations would require a variance from the ZBA. The board should not accept this application as complete without either a satisfactory residential density calculation or until such a variance has been issued.

Items to be addressed:

1. Mr. Burdin stated that per discussions with the applicant, the property line follows the center line of Kelsey Brook for a substantial portion of the southern boundary. The plans should clearly indicate that this is the case and label the tie-line that continues the parcel shape to clearly differentiate it from the property line.

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2. Section 3.01 (E) of the Town of Northwood Subdivision Regulations state that “no portion of a lot created under these regulations shall be less than 100 feet in width.” The narrowest point of the southern proposed parcel appears to have an approximate width of 75 feet. The applicant should submit a written waiver request to Section 3.01 (E).
3. The application indicates that State permits, including but not limited to subdivision and septic, are “pending”. The applicant further indicates that a required driving permit from the road agent will be sought after approval of the subdivision. The Board should require any outstanding permits as a condition of approval.

Internal Business

Mr. Burdin stated that he had not used all of the hours he was contracted for, and would like to use them to work with the board to finish up projects, mainly the master plan.

Mr. Kreider made a motion to adjourn at 8:50 PM. Ms. Baldwin seconded. Motion carried 5/0.

Respectfully Submitted,

Susan Austin, Land Use Secretary.