

**Town of Northwood
Planning Board Regular Meeting
July 28, 2016**

MINUTES

1 Chairman Robert Strobel called the meeting to order at 6:32 PM

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

5 **VOTING DESIGNATION:** Selectmen Representative Rick Wolf, Betty Smith, Vice-
6 Chair Rich Bojko, Joseph McCaffrey, Hal Kreider, Lucy Edwards, and Chairman
7 Robert Strobel.

8
9 **MINUTES:**

10 ***June 14, 2016 - Continued until the next meeting.***

11
12 **NEW CASES:**

13 **CASE# 16-08: Diane Bishop Catamount Rd. and Old Pittsfield Rd. Map 206; Lot**
14 **2.** Applicant seeks to subdivide one 28.33 acre lot (451' frontage on Catamount Rd.
15 /55' on Catamount Rd.) into two lots: one lot of 16.33 acres (451' frontage on
16 Catamount Rd.) and one lot of 12.00 acres (55' frontage on Old Pittsfield Rd.).

17
18 Mr. Kreider recuses himself since he is an abutter.

19
20 **Voting Designation for case# 16-08:** Selectmen Representative Rick Wolf, Betty
21 Smith, Vice-Chair Rich Bojko, Joseph McCaffrey, Lucy Edwards, and Chairman
22 Robert Strobel.

23
24 **Ms. Edwards makes a motion to accept the application as complete, Mr. Bojko**
25 **seconds. Vote 6/0/0.**

26
27 *Chairman Strobel reads the abutters list.*

28
29 Jason D. Turmell, Northwood, NH
30 Harold L. Kreider, Northwood, NH
31 Craig T. Benson, Northwood, NH
32 Eversource Energy, Russel Maille, Manchester, NH
33 Town of Northwood
34 Ryan J. Lovlien, Nottingham, NH
35 Robert A. Johnson Estate, Northwood, NH
36 Brian W. Geary, Northwood, NH
37 Wildwood Realty Trust, Northwood, NH
38 Green Gate Farm Trust, Northwood, NH

39
40 ***Abutters present:***

41 Harold Kreider

42 Selectman Rick Wolf is present for The Town of Northwood.

43 Bill Wormell is present for the applicant.

44
45 Mr. Wormell states that the applicant received a variance to create lot with 54' of
46 frontage on Old Pittsfield Road which is a Class V road. That will be the access for the

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1 12 acre lot. The applicant also received a driveway permit from the DOT for the
2 driveway off of Catamount Road.

3
4 Mr. Sullivan has the copy of the DOT driveway permit, and certificate of
5 monumentation. Mr. Sullivan suggests that the driveway permit be added to the plan.
6 Mr. Wormell provides the board with an updated plan with the driveway permit on it
7 and a two proposed pin placements.

8
9 Mr. Sullivan asks Mr. Wormell to provide the board with the status of Dimes Road as
10 an easement versus an access way.

11
12 Mr. Wormell states that Dimes Road is shown on the tax map as a separate lot
13 because of a plan drawn in 1973. Two 5 acre lots were created in 1973 with a 50 foot
14 proposed right of way which is Dimes Road. The 5 acre lot on the north side of Dimes
15 road was later divided into Map 213 Lot 11, and Map 213 Lot 10. Map 213, Lot 10 has
16 access off of Old Pittsfield Road and has no access to the Dimes Road right of way, as
17 it's written in the deed. The Yeatons have maintained ownership of Dimes Road. Mr.
18 Wormell also states that the tax maps show the road as a separate parcel.

19
20 Ms. L. Smith states that she spoke with the town assessor and he agreed that the tax
21 maps can be fixed and make the road part of the parent lot when this lot is tax
22 mapped. Mr. Sullivan confirms that the DOT driveway permit authorizes gravel access
23 only to a single residence.

24
25 **Ms. B. Smith makes a motion to approve the application. Mr. Bojko seconds.**
26 **Vote 6/0/0.**

27
28
29 *Chairman Strobel opens public session @ 7:00*
30 *Chairman Strobel closes public session @ 7:01*

31
32 **Mr. Kreider returns to the table.**

33
34 **Voting designation: Selectmen Representative Rick Wolf, Betty Smith, Vice-**
35 **Chair Rich Bojko, Joseph McCaffrey, Hal Kreider, Lucy Edwards, and Chairman**
36 **Robert Strobel.**

37
38
39 **CASE# 16-09: Thomas E. Johnson, Peter S. Johnson and Abby Metcalfe, Olde**
40 **Canterbury Rd. Map 215; Lot 24.** Applicant seeks to subdivide one 16.63 acre lot
41 (820' frontage) into three lots: one lot of 5.53 acres (320' frontage), one lot of 5.55 acres
42 (253' frontage), and one lot of 5.55 acres (246' frontage).

43
44 **Linda Smith recuses herself as an abutter to the property.**

45
46
47 **Ms. B. Smith makes motion to accept the application as complete. Mr. Kreider**
48 **seconds. Vote 7/0/0.**

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Chairman Strobel reads the abutters list

- David and Janet Makarewicz, Northwood, NH
- Robert A. Johnson, Est. Northwood, NH
- Sandra and William Johnson, Northwood, NH
- Linda Smith, Northwood, NH
- Jennifer Bouchard and Dean Lakeman, Northwood, NH
- Douglas and Stacy Sweet, Northwood, NH
- Cameron and Victoria Harbison, Northwood, NH
- James Johnson, Northwood, NH
- Fredrick Vega, Pembroke, NH

Abutters Present:

Linda Smith

Mr. Wormell states applicant seeks to subdivide one 16.63 acre lot (820' frontage) into three lots: one lot of 5.53 acres (320' frontage), one lot of 5.55 acres (253' frontage), and one lot of 5.55 acres (246' frontage) There will be 3 lots located off of Old Canterbury Road and Turnpike Road in the Narrows. They will all have access off of Old Canterbury Road. There are proposed driveway locations shown on the plan. Mr. Wormell stated that the town Road Agent assisted him and he has a letter attached from him. All three lots have different frontages, all in excess of 150 feet. There is percolation test information provided on the plans, as well as wetland locations.

Mr. Sullivan states that wetlands are fairly significant, but there is adequate contiguous buildable area. The board had asked in the last meeting that Mr. Sullivan confirm status of the well across Old Canterbury Road. Mr. Sullivan states that it is still an active drilled well.

Mr. Wormell reviews the updates to the plan. He presents the certificate of monumentation, and explains where he has placed pins.

Mr. Kreider asks about the required radius for wells and encroachment on neighboring property.

Mr. Sullivan addresses concerns about well radius. The three lots in front of the board tonight have wells that fit within the property lines, so the neighboring lots are not a concern, however the 75 foot well radius should be located outside of the 4000 sq. ft area for sewage disposal. The board should take into account these things while determining that these lots are viable for development.

Chairman Strobel opens the hearing for public comment at 7:18.

Linda Smith speaks as an abutter. "I'd like to go on the record and thank Mr. Wormell for a very well-designed plan. I'd also like to thank the Johnson family for being very

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1 conscientious and not trying to maximize the division of the lots and taking the
2 neighbors and surrounding area into consideration.”

3
4 *Chairman Strobel closes hearing for public comment at 7:20.*

5
6 Mr. McCaffrey asks about the old excavation. Mr. Wormell states that he spoke with
7 Mr. Johnson. They used to take material to use on their dairy farm. It was never used
8 for commercial excavation.

9
10 Mr. McCaffrey also asks about the snowmobile access.

11
12 Mr. Sullivan addressed that question with Dave Tousignant, an affiliate of the
13 Crankpullers Snowmobile Club. They will likely divert the trail if the new owners
14 refuse to work with them.

15
16 **Ms. B. Smith makes a motion to approve the application. Selectman Wolf**
17 **seconds. Vote 7/0/0.**

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19
20 Ms. L. Smith returns to the table.

21
22
23 **CASE# 16-10: Knightly Revocable Trust and Brown Revocable Trust, Gulf Rd.**
24 **Map 118/4; Map 119/22; Map 119/21.** Boundary line adjustments. Applicants seek
25 to adjust 3 lots as follows: Map 118/4 to convey Parcel B (4,150 s.f) to Map 119/21;
26 Map 119/21 to convey Parcel A (4,150 s.f) to Map 119/22

27 **Mr. McCaffrey makes a motion to accept the application as complete. Ms. B.**
28 **Smith seconds. Vote 7/0/0.**

29 Chairman Strobel reads the abutters list.

30 Sellar Family Trust, Hampton, NH
31 Smith Revocable Trust, Candia, NH
32 Erick and Crystal Cupp, Northwood, NH
33 Richard and Ruth Norcross, Arlington, MA
34 Knightly Revocable Trust, Durham, NH
35 John and Rachel Guill, Hudson, NH
36 Rand Irrevocable Trust, Epsom, NH
37 Knightly Revocable Trust, Durham, NH
38 Brown Road Trust, Durham, NH
39 Watts Revocable Trust, Deerfield, NH
40 Pullman Trust, Manchester, NH

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43
44 ***Abutters present:***

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2 Land Surveyor Jim Franklin
3 Jason Sidmore
4

5 Mr. Franklin presents a letter from Scott Knightly authorizing Mr. Franklin to
6 represent him in his absence.

7
8 Applicant seeks boundary line adjustments. Applicants seek to adjust 3 lots as
9 follows: Map 118/4 to convey Parcel B (4,150 s.f) to Map 119/21; Map 119/21 to
10 convey Parcel A (4,150 s.f) to Map 119/22

11 Mr. Franklin has a memo from Mr. Sullivan with a list of waiver requests and
12 concerns he had with the original submitted plan. Mr. Franklin states that he has
13 addressed Mr. Sullivan's concerns and presents the board with a new plan with
14 changes suggested by Mr. Sullivan. The applicant was granted a variance from The
15 Zoning Board to allow for two primary residential structures on one property.

16 Mr. Sullivan states that he has a few concerns that he would like to express to the
17 board. The first being that the Northwood overlay districts are not indicated. They
18 need to be indicated on the plan. The Shoreland Water Quality Protection Act requires
19 that the plan show the setback lines. Mr. Sullivan also asks that the flood plain be
20 added to the plan. He also asks that Mr. Franklin to show the building function. Mr.
21 Sullivan points out that there is a shed in the setback that needs to be removed as a
22 condition of approval. Mr. Franklin states that the intention is to remove the shed,
23 along with another shed on the property.

24 Chairman Strobel states that the board likes to have soil types on the plan so they are
25 on the record, and the owners (present and future) know what they are dealing with.

26 Ms. L. Smith states that the overlay district boundaries are a part of the requirements
27 of a boundary line adjustment, one of which is a wetland overlay. Or the applicant
28 could apply for a waiver from this section.

29 Chairman Strobel states that at the Zoning Board meeting, one of the conditions of
30 approval for the ZBA application was that the accessory structure not to be used for
31 commercial use. Therefore he feels that the soil type waiver should be granted, since
32 the wells and septic are adequate and off the lot.

33 The Board discusses the waivers that the applicant is requesting.

34 Section 4.10(D) BS/RB 4-10-D 7/0/0 Setback lines. Chairman Strobel states that he
35 normally doesn't like to leave out setback lines, but in this instance, he feels that
36 there is enough information on the plan to allow for this waiver.

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- 1 Section 4.06 (B) (2) BS/RB 7/0 4.06.b2 Waiver for all overlay district be shown on the
2 plan
- 3 RB/BS 410-B2 7/0/0 Soil Types and Boundaries per the Rockingham County Soil
4 Survey. Poorly and very poorly drained soils shall be clearly labeled.
- 5 BS/RB 410 B4 7/0/0. Approximate location of buildings, wells and septic systems
6 within 100 feet. Mr. Franklin states that he needs this waiver because he is reluctant
7 to go on someone else's property and isn't sure if he would be granted permission.
8 approximate location of buildings within 100 feet.
- 9 Mr. Sullivan reviews his email with Items that will be addressed at the meeting or
10 could be conditions of approval should the board approve the plan:
- 11 1. The status of Brown Road should be confirmed during the meeting. Specifically,
12 whether there is an access easement in place. Mr. Franklin has added a note on the
13 plan that could be referenced in the future stating the status of Brown Road.
- 14 2. The approval date for the ZBA decision should be added to the plan. Mr. Franklin
15 will add this to the plan.
- 16 3. The presence or lack thereof of Northwood zoning overlay districts should be
17 indicated on the plan.
- 18 4. The Shoreland Water Quality Protection Act line should be shown on the plan.
- 19 5. The length of "road frontage" along Brown Road should be indicated on the plan.
- 20 6. In the event that the planning board decides to grant the waivers being requested,
21 those waivers should be listed on the final set of plans.
- 22 7. The water line of Pleasant Lake must be shown. Mr. Franklin will add it.
- 23 8. The plans should indicate whether or not the subject parcels fall within the 100-yr
24 floodplain. Mr. Franklin will note on the plan that this lot is not within the 100 year
25 floodplain.
- 26 9. A Certificate of Monumentation should be completed by the applicant should the
27 BLA be approved. Once this application is approved, Mr. Franklin will complete it.
- 28 10. The functions of the buildings shown on the plan should be noted (i.e. shed vs.
29 house) Mr. Franklin states that he doesn't feel comfortable with this because of a court
30 case in Windham where the definition of a structure on a plan was called into question
31 and ultimately ended up deciding a case.

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1 Mr. Kreider asks if the board could reference the building permit as far as what to call
2 the building. In this case, the building permit calls it a residential structure. Mr.
3 Franklin states that he'd like to label the structure the same way the building permit
4 labels it.

5 Chairman Strobel asks the board to make motions to grant or deny the waivers
6 requested.

7 **Ms. B. Smith makes a motion to grant the waiver for Section 4.10(D). Mr. Bojko seconds.**
8 **Vote 7/0/0.**

9 **Ms. B. Smith makes a motion to grant the waiver for Section 4.06 (B)(2). Mr. Bojko**
10 **seconds. Vote 7/0/0**

11 **Mr. Bojko makes a motion to grant the waiver for Section 4.10 (B)(2). Ms. B.**
12 **Smith seconds. Vote 7/0/0**

13 **Ms. B. Smith makes a motion to grant the waiver for Section 4.10(B)(4). Second**
14 **by Mr. Bojko. Vote 7/0/0.**

15

16 ***Chairman Strobel opens public comment at 8:25 PM.***

17 ***Chairman Strobel closes public comment at 8:26 PM***

18

19 Mr. Sullivan lists the conditions of approval

- 20 1. Existing well locations to be added to M119 Lot 22/M118 Lot 4
21 2. Shed to be removed within "Parcel A"
22 3. All waivers granted to be added to the plan (4)
23 4. ZBA Case Approval # to be added to the plan
24 5. A note to be added to the plan stating that a voluntary merger shall occur of
25 lots 119/22 and 118/4
26 6. Setback for SWQPA be added to the plan
27 7. Building uses to be added to the plan according to code enforcement officer
28 8. Certificate of Monumentation to be provided
29 9. Note added addressing the presence of the 100-Year Floodplain (Zone A)
30 10. Waterline of Pleasant Lake to be added to the plan
31 11. Timeframe of completion of 12 months
32

33 **Ms. B. Smith makes a motion to approve the application with the conditions**
34 **listed. Selectman Wolf seconds. Vote 7/0/0**

35 ***Chairman Strobel calls a three minute recess at 8:52 PM***

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1 ***The board returns from Recess at 8:55 PM***

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3 **RSA 674:41 – Comments only.**

4

5 **APPLICATION to BUILD on a PRIVATE ROAD, RSA 674:41: Lawrence Cleasby,**
6 **303 Old Pittsfield Rd. Map 205; Lot 1.**

7 Chairman Strobel states the Board has no comment.

8

9 **APPLICATION to BUILD on a PRIVATE ROAD, RSA 674:41 Crosby/Hatfield, Map**
10 **116 Lot 95. Gulf Road.**

11

12 The board's comment is that this is further development on an unmaintained road
13 with only one access point.

14

15 ***Internal Business***

16

17 Mr. Sullivan states that the UNHCE Cooperative Extension will be joining the work
18 session on August 11 to do an interview related to the New Hampshire Citizen
19 Planner.

20 The first Zoning subcommittee meeting will be on August 22nd at 5pm.

21 **Mr. Bojko makes a motion to adjourn at 9:27. Ms. B. Smith seconds. Vote 7/0/0**

22

23

24 ***Respectfully submitted,***
25 ***Susan Jastremski-Pastor***
26 ***Land Use Secretary***

27

28