

**Town of Northwood  
Planning Board  
2012 Visioning Sessions May 10 & May 12**

**Easel Sheets completed:**

**#1: Community Services**

- Dr.
- Transportation to Services
  - Epsom
  - Lee
  - Shopping
  - Employment
- More Restaurants
- Laundromat

**#2 Transportation**

- Lower speed?
- Traffic lights?
- Mass Transit
  - For Elderly
  - NonDrivers

**#3 Natural Resources**

- Water Quality
  - Salt – septic –agricultural
- Conservation Committee
- Support Control Growth to protect Resources
- Land Trusts to Protect Resources
- Maintain lake's water quality

BALANCE!

**Town of Northwood  
Planning Board  
2012 Visioning Sessions May 10 & May 12**

#4 Economic

- More Public Services
  - Taxes
  - Less Driving
- Business to Fit In
- Town to become Business Friendly
- EDC more Human Resources
  - UNH – Person – Grants
- More Home Business
  - Less Restrictions

#5 Housing

- More Affordable?
- Less Restrictions
- Condos – for Elderly?
- Subdivision (Land Inheritance)
- Work Force Housing

#6 Agriculture

- Growing Food
- Water Quality
  - Drinking,
  - recreation,
  - household use,
  - wetland protection,
  - regional water protection,

**Town of Northwood  
Planning Board  
2012 Visioning Sessions May 10 & May 12**

- agriculture use,
- habitat, scenic,
- Pollution
  - Agri
  - Human
  - Pesticides waste
- Food
  - Veg
  - Meat
  - CSA (Community Supported Agriculture)
- Manual vs Industrial
- Personal vs Commercial

#7 Transportation

- Route 4
  - Lights
  - Speed
  - Turning Land
  - Our Face to the World
  - Preservation of Rural Character
  - Smart Growth of Commercial Services on Route 4
  - Community Services
    - Mid 30's – Not much

#8 Aging Population

**Town of Northwood  
Planning Board  
2012 Visioning Sessions May 10 & May 12**

**ECONOMIC DEVELOPMENT**

**Session I**

More businesses, such as Family Dollar, near lights will cause traffic problems. Another perspective – Family Dollar is a welcome opportunity in that area of Town

Northwood needs more locally sourced services, that are tastefully done.

We need doctors and other local services in order for people to want to move to Northwood

Lack of Town sewer and water is an important issue. We need it in order to encourage healthcare centers, etc. to come to Northwood. The costs for this infrastructure would get passed on to customers of local businesses. Discussion on the Water district in Northwood – contains about 10 acres right now

We don't need Route 125 in Epping – in Northwood.

The lack of urban sprawl in Northwood makes the Town unique.

New residents love the character of Northwood.

How do the antique shops survive ?

We need some more attractive businesses here, for residents, and non-residents.

We need businesses we can walk to; we need services; we need a distinct local economy

Route 4 as the lifeline for community services.

Route 4 is Northwood's face to the world.

We need to preserve the fields behind Johnson's.

We need more of a village – East Northwood as good location for this – clustered businesses, historic buildings we want to preserve

How do we increase the number of business services, etc. available in Town without changing the character of the Town ?

We need to encourage more small, home businesses in Northwood.

There are various purposes for protecting land: agriculture, forestry, wildlife habitat, recreation, etc.

There will be more local jobs if there are more businesses in Town.

**Town of Northwood  
Planning Board  
2012 Visioning Sessions May 10 & May 12**

Connection between local agriculture and agriculture supported businesses – equipment suppliers, food producers, etc.

We need pedestrian friendly businesses in Town. Ugly commercial buildings take away from the Town.

**Session II**

Route 4 means nothing to me. Would like to drive on it and get to the store. More economic development there would bring in more taxes.

What property is available that someone wanting to put in a business could use ?

Idea of Route 4 being historic is long past. It took forever to get Hannaford in. We need to be much more open to getting businesses like that open.

Stores can look more appealing without major expenses. There shouldn't be neon lights and strip development.

More resources should be provided to the EDC – there should be an intern from UNH, majoring in Public Administration to help develop a master plan for community economic development. This could include a SWOT (Strengths, Weaknesses/Limitations, Opportunities, and Threats) analysis

If the Town had more human resources, we could go after grant money. Irving has \$15,000 available per year, could identify properties available etc. Businesses outside of Northwood could tap in, knowing that we have performance zoning.

Allow more home businesses – many people could support themselves if they could use their homes. There are restrictions right now we don't need to have.

Micro-development approaches - pool money to loan to local startup businesses

The Planning Board approves small businesses in Northwood – but there are a lot of hoops to jump through, concerning bathrooms, etc, that businesses have to deal with

The Community Resources Committee - met for a number of years, developed ordinances, regulations. There was an architectural subcommittee. The new development after that still looked like others that had been done before.

**Town of Northwood  
Planning Board  
2012 Visioning Sessions May 10 & May 12**

**ENVIRONMENTAL**

**Session I**

Northwood is the headwaters of several watersheds – regional importance of water quality protection

The Town needs to have land for drilling for water, near Route 4. It needs to set aside land for this

Discussion on the Water district in Northwood – it contains about 10 acres right now

The Shoreland regulations have gotten overly restrictive

We need to preserve the fields behind Johnson's.

Connection between water quality and quantity and agricultural use of land

China Lake was destroyed by agricultural runoff – protections are needed

E coli in local lakes as a result of agricultural activities – impacts on recreation – but this can be fixed

Landscaping near lakes – pesticides, etc. cause more impacts than agriculture does

If we promote Northwood as a great place for agriculture, there could be ag runoff and other issues; there needs to be a balance

**Session II**

The Conservation Commission is doing excellent job, including use of land use change tax money to get conservation easements. 100 acres of the headwaters of the Lamprey River was recently purchased.

If the Town adopts policies that encourage rapid and large population increase in Northwood, all natural resources will be adversely impacted.

Northwood is a member of Bearpaws Greenways, and there are also other land trusts in the area that help landowners conserve land.

There are various purposes for protecting land: agriculture, forestry, wildlife habitat, recreation. No mining, including water mining. In 2008, Bearpaws created a plan for the region that includes Northwood. The goal is to provide corridors of natural land for wildlife migration and breeding. We live in an area of southern NH that has enormous variety in terms of wildlife habitat. We need to make sure that as a town, we work with these land protection organizations.

**Town of Northwood  
Planning Board  
2012 Visioning Sessions May 10 & May 12**

The flip side of this is that land conservation raises the price of the remaining land, so younger families, can't afford to live here.

The right to use one's land includes the right to put a conservation easement on it.

It would be good to see a balance between preserving resources and helping people who live in this Northwood. It is shortsighted that everything must be conserved, to the detriment of the people. Community benefit is not just seeing nature. Residents need to be able to remain in the town they live in.

When conserving land, we need to consider consolidating what we have, so the land is managed more effectively. Having disjointed pieces of conservation land is a waste of money.

Concerning water quality issues, we need to think about lake water quality, and especially the milfoil problems, which impacts recreation opportunities, and thus the tax base. Property values drop if there is a milfoil problem.

## **TRANSPORTATION**

### **Session I**

Need more traffic lights to slow traffic

Need better timing of lights so traffic flows better

More businesses, such as Family Dollar, near lights will cause traffic problems. Another perspective – Family Dollar is a welcome opportunity in that area

We need better transportation services/opportunities for the elderly.

We need more public transit.

Route 4 as the lifeline to access community services.

Route 4 is Northwood's face to the world.

Discussion on efforts to create a Rides program – involving COAST

We don't need government involved in providing transportation options. Individualized transportation approaches work better.

Cooperation is needed to get more transportation options, including public transit.

Economic development and good transportation options are related issues.

**Town of Northwood  
Planning Board  
2012 Visioning Sessions May 10 & May 12**

**Session II**

I live a half mile from Route 4, in the Narrows, and hear trucks roaring by. The speed limit on Route 4 is too high, and is not observed, a lower speed limit should be considered, and the Town and residents should petition for this. We should also petition for more traffic lights. Route 4 was a dangerous road when I moved here in 1985, and still is.

Would love to see cross state bus transportation.

What can be done about Route 4? It's a State road.

Route 4 means nothing to me. Would like to drive on it and get to the store. More economic development there would bring in more taxes.

Idea of Route 4 being historic is long past. It took forever to get Hannaford in. We need to be much more open to getting businesses like that open.

The light at Route 107 is a result of a request made to the State.

Discussion on Gulf Road accessibility.

Concern about the fact that the elderly population is increasing, and they need transportation options, such as small scale community transport, small buses, etc.

Transportation services are needed to take people to the doctor, etc. We need to encourage companies to make those services available for people who can't drive for whatever reason.

There is a need for commuter bus services. Who pays for this. Pay as you go.

The Town should do a survey that asks people if they would use public transportation if it was available, what they would use it for, and how much they would be willing to pay for this.

**AGRICULTURE**

**Session I**

Discussion on overlay zone of important agricultural soils in Town

We need a community garden. There should be more small scale, do it yourself agriculture in Northwood. Discussion on Town sponsored vs individual approach to gardening in Town

The Planning Board doesn't really have a role to play concerning agriculture use of land in Town.

**Town of Northwood  
Planning Board  
2012 Visioning Sessions May 10 & May 12**

The Planning Board does have a role – conservation subdivision, deed restrictions to keep land with agricultural soils open

The Town created a ball field; so why can't there also be community gardens?

Community garden could be used by people in Town who don't have their own land for gardening. The Town setting aside land for this is a good thing

There are a lot more agricultural uses in Town than residents might think, off the beaten path – beef farm, vegetables, hay operations, alpaca farm, etc.

Connection between local agriculture and agriculture supported businesses – equipment suppliers, food producers, etc.

If all the open land is developed, there will no land left for farming

Discussion on Community Supported Agriculture

There are some good soils for grazing in Northwood

Discussion on importance of having locally produced food – because of drought, other weather events in other parts of the country

Need to plan so that the prime agricultural soils in Northwood don't get used for something else

Manual vs Mechanized/industrial agriculture in Town

The connection between water quality and quantity and agricultural use of land.

China Lake was destroyed by agricultural runoff – protections are needed

E coli in local lakes as a result of agricultural activities – impacts on recreation – but this can be fixed

Landscaping near lakes – pesticides, etc. cause more impacts than agriculture does

If we promote Northwood as a great place for agriculture, there could be ag runoff and other issues; there needs to be a balance

**Town of Northwood  
Planning Board  
2012 Visioning Sessions May 10 & May 12**

**HOUSING/RESIDENTIAL DEVELOPMENT**

**Session I**

We need more affordable housing in Town. Some residents are downsizing – have to leave their homes; they don't want to have to leave Town because they can't find a place to live.

There shouldn't be so many restrictions on creating apartments in houses

We need more condos available in Town

Residents should be able to provide a piece of the family land for their children to build a house on, without having to go through the subdivision process

More affordable housing in Town might make conventional homes less affordable – with more renters, there would be higher property taxes because of more kids in the schools.

**Session II**

Housing should be rural in nature, and built outside of business districts

**LAND USE/LAND USE CONTROLS**

**Session I**

Discussion on the benefits of traditional zoning vs performance zoning approach Northwood uses – One resident said he liked performance zoning if it was applied well. There have been poor outcomes of cluster zoning in Northwood – doesn't preserve useful open space. Another opinion – disagreed – was concerned with stripping away of property rights

Comment that it is important that Route 4 not become a location for strip development, like Route 125.

We need more of a village – East Northwood as good location for this – clustered businesses, historic buildings we want to preserve

We need pedestrian friendly businesses in Town.

**MORE OVERLAP BETWEEN ISSUES COULD BE INCLUDED HERE**

**Town of Northwood  
Planning Board  
2012 Visioning Sessions May 10 & May 12**

**COMMUNITY SERVICES**

**Session I**

There aren't enough services provided by the Town in Northwood, other than the ball field; not enough for the population we have

A "Silver Tsunami" is coming to Northwood – there will be an increase in the number of elderly residents here and in NH in general over the next several years. This will have a major impact on the Town, in all areas.

**Session II**

More business services and community services are needed in Town for the elderly - doctor/nurse practitioners; transportation services.....to take people to doctors, etc..... people moving here ....encouraging company, to make those services available. For people who cant drive.....for whatever reason. Commuter bus. Who pays for it..... pay fee as go.

Do survey to ask people, if public transportation was available, would you use it, for what, how often, and how much would you be willing to pay for us.

Nice to have place in town where after meeting, could go for cup of coffee.

Restaurants,

Laundromats (Laundromat with coffee shop)

If economical, wouldn't diner be open.

Visioning sessions are the start of the conversation. Planning Board has some ideas of topics and subtopics want to discuss. Do additional visioning sessions on specific topics....transportation ED, housing, natural resources