

Jim Hadley
Mailing Address: PO Box 104, West Nottingham, NH 03291

July 13, 2020

Northwood Planning Board
848 First NH Turnpike
Northwood, NH 03261

Re: Additional Public Comments for the Sullivan Major Site Plan Review, Tax Map 221, Lot 61, #19-12

Dear Northwood Planning Board:

I am submitting this letter as a former Northwood selectman (elected three times and appointed twice), selectmen's rep to the planning board, planning board member and with a master's degree in community economic development. I also completed several law lectures sponsored by the NH Municipal Association that pertained to zoning, land use regulations and site plan review.

I have been following this application from its early stages and have provided public comments both during the meetings and in writing as a 30+ year resident. On March 12, 2020 I was elected a Northwood selectman. I was very concerned when the applicant at an earlier meeting presented a letter to the planning board stating that they would be responsible for paying \$52,000 to improve the intersection of Route 4 and Bow Lake Road to accommodate the increase in traffic as a result of their business. However, for the balance of the cost (approximately \$348,000) the applicant is asking the planning board to make the Northwood property taxpayers foot the bill which would be unprecedented. Never before have taxpayers in Northwood ever subsidized a new business opening up in town.

According to the legal counsel at the NH Municipal Association (NHMA), under state law "the planning board cannot strike a deal with a developer to expend town funds to make improvements to town infrastructure at a cost to the town". "They presumably could however, make it a condition that the developer pay for all of the improvements with town engineer oversight". **Please see the attached email from the legal counsel at the NHMA.** Although no longer a selectman I believe that this email is germane to this case.

State law (RSA 674:21, V{i}) is also very clear that the applicant and "the applicant alone is required to pay for the cost of off-site improvement needs determined by the planning board to be necessary by a development but which is located outside the boundaries of the property that is subject to site plan approval by the planning board. Such off-site improvements shall be limited to any necessary highway upgrades pertinent to that development".

The purpose of site plan approval is to ensure that the applicants comply with the requirements: to promote better site design, to integrate projects more effectively into their surrounding environment, to prevent the impairment or depreciation of property values, to improve internal vehicular and pedestrian circulation, to encourage quality and innovative site planning techniques, to ensure a harmonious relation among the buildings and uses, and adjacent neighborhoods, and to protect the health, safety, convenience, and general public.

The expected adverse impacts to traffic, noise and light pollution to abutting properties and the general public that this project would create in a residential neighborhood would be contrary to the intent of our Site Plan Review Regulations. **Please consider the community's best interest and deny this application.**

Sincerely,



Jim Hadley
MS In Community Economic Development, MPA, MBA

Residence: 125 Old Mountain Road, Northwood, NH