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

December 19, 2019

Northwood Planning Board
Chairman Robert Strobel
818 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 Chairman Strobel and Members of the Board:

I am submitting this letter as additional comments pertaining to the above-referenced Site Plan review. With a master's degree in Community Economic Development and as the former chairman of Northwood's Community Economic Development (CED) committee, I have never seen a proposed project in this community that would create so many adverse impacts to a small residential neighborhood in my 30+ years of living here.

CED is a process for making a community a better place to live. This project does not meet those criteria. It is contrary to what Northwood voters approved as an integral part of their Site Plan Review Regulations, pursuant to RSA 674:44. Years ago **our planning board adopted procedures that would "provide for the safe and attractive development or change or expansion of use of the site and guard against such conditions as would involve danger or injury to health, safety, or prosperity of abutting property owners or the general public".**

Also that "any local development should provide for the harmonious development within the municipality". This development will not create a harmonious development on Bow Lake Road. Rather it will cause traffic nightmares in that area during peak times of the day. Moreover it will cause light pollution, noise pollution and undue danger to the abutting property owners and the general public using that roadway. The increase in traffic alone would create a serious hazard.

Buying a cup of coffee at a Northwood commercial location is currently available at several different places. This project would be the first of its kind whereby buying a cup of coffee would move into a residential neighborhood. **Moreover it would be the first location where it would create cumulative adverse impacts as described above. This proposal would not only set a bad precedent, it would be totally unnecessary.**

Please consider the community's best interest and deny this application.

Sincerely,

Jim Hadley

Jim Hadley
MS in Community Economic Development, MPA and MBA

Cc: Linda Smith, Board Administrator; James Burdin, Town Planner
Marcia and Brian Severance; Attorney Amy Manzelli (representing the Severance's)

Residence: 125 Old Mountain Road, Northwood, NH