

**Town of Northwood
Planning Board Meeting
August 10, 2023**

No cases were heard at this meeting.

Chairman Jandebaur called the meeting to order at 6:30 p.m.

Present: Chair Tim Jandebaur, Vice-Chair Judi Anthony, Selectman Representative Hal Kreider, Members Betty Smith, David Copeland, and Alternate Don Manter.

Voting Designation: Chair Tim Jandebaur, Vice-Chair Judi Anthony, Selectman Representative Hal Kreider, Members Betty Smith, David Copeland, and Alternate Don Manter.

Town Staff Present: Town Planner mark Davie, Land Use Specialist Linda Smith, and Land Use Administrative Assistant Lisa Fellows-Weaver.

INTERNAL BUSINESS

Letter of Resignation

Mr. Jandebaur read a letter of resignation, received August 10, 2023, from Steve Robinson.

On a motion made by Ms. B. Smith, and seconded by Mr. Copeland, the Board voted unanimously to accept Mr. Robinson's resignation, with regret.

Appointment

Ms. L. Smith stated that Alternate Don Manter is interested in being a regular member; alternate members Strobel and McCaffrey have both indicated that they are not interested in being regular members.

On a motion made by Ms. B. Smith, and seconded by Mr. Kreider, the Board voted unanimously to appoint Mr. Manter as a regular member of the Planning Board.

Heigis – Request to Withdraw

Chair Jandebaur read an email received Monday, August 7, 2023, from Peter Heigis relative to Case 23-12, requesting to withdraw the application, without prejudice.

On a motion made by Ms. B. Smith, and seconded by Mr. Kreider, the Board voted unanimously to table any action on this request to the August 24, 2023, Planning Board meeting, per the request of the Applicant.

Minutes

July 27, 2023

The minutes were postponed to the August 24, 2023 meeting.

NEW BUSINESS

Discussion of Ordinances

Ms. L. Smith stated that the Board needs to prioritize their proposed changes. She noted that the consultants will be looking at potential zoning changes based on housing as a part of the grant and will come in later.

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The following items were noted to be of concern or needing to be looked into for potential ordinance changes:

Building Regulations:

- Septic systems currently are deemed as structures requiring setbacks; propose changing to not be structures and defer to State of NH

ADU

- Want detached ADU's; one or two on one parcel

Form-Based Code

- 3 to 5 acres depending on how far you are from the road
- Not to be confused with cluster housing

Cluster Housing

- Keep or remove "Cluster"

Excavation/Earth Moving

- Must have environmental controls/approvals in place before beginning of site work
- Enforcement

Parking/ADA

- Enforcement of delineation where lot is unpaved
- Small parking lots – accessibility requirements

New Districts

- Establishing new districts in certain areas

Abutting Lots, Nonconformity, and same ownership

- Requirements of same owner to merge nonconforming lots to bring them more conforming

Setbacks

- Foundation only or dripline/overhang
- DES setback is to dripline

Outdoor Seating

- DHHS restaurant floorplan review for outdoor seating not directly connected to restaurant

Conservation Commission Review

- Require review for variances in overlay districts

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Light Intensity

- Time constraints
- Does a down-facing light create more problems by reflecting off surrounding structures
- Londonderry intensity (example)

Abandonment of Nonconforming Use

- Define

Special Exception and 80,000 sf

Shared Driveways

- Width enough
- Maintenance agreements
- Access/egress of emergency vehicles

Camping Permits

Rules of Procedures

- Time limits
- How to proceed after a certain time of night
- 673:7 – Can a person be on PB & ZBA and act on the same application

Unlisted Uses

- What should be added to the Use Table?
 - Functional space vs. Venue
 - Kennel vs. Veterinary vs. Doggy Daycare
 - Junkyard
- Exploration of prohibited uses for general district
- Exploration of conditional use permit for unlisted uses

Accessory Structures

- Need or expand definition

Flood Ordinances

- In contact with Office of Planning & Development

Other Miscellaneous items noted:

- Remember housing chapter – consultants making recommendations
- Consistency
- Cyanobacteria
- Consistency for multi-town lakes
- “buildable lot” = lot that will get a building permit
- Reduction of waiver requests

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- Building Department/Code Enforcement Office support.

OTHER BUSINESS

Strafford Regional Planning Commission Representative

It was noted that Mr. Copeland is one of the two Northwood representatives appointed to SRPC.

Mr. Kreider noted that there is a need for a Town of Northwood representative to the Strafford Metropolitan Planning Organization (SMPO).

250th Celebration

Comments were shared about the success of the 250th Celebration.

ADJOURNMENT

On a motion made by Mr. Kreider, and seconded by Mr. Copeland, the Board voted unanimously to adjourn at 9:21 p.m.

A TRUE RECORD ATTEST:

Lisa Fellows-Weaver,



Land Use Administrative Assistant