

**Town of Northwood
Planning Board Meeting
September 14, 2023**

No cases were heard at this meeting.

Vice-Chair Anthony called the meeting to order at 6:30 p.m.

Present: Vice-Chair Judi Anthony, Members Betty Smith, Karen Robinson, David Copeland, and Don Manter. Selectman Representative Hal Kreider arrived at 7:07

Voting Designation: Vice-Chair Judi Anthony, Members Betty Smith, Karen Robinson, David Copeland, and Don Manter. Selectman Representative Hal Kreider arrived at 7:07

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

Minutes

August 24, 2023

On a motion made by Ms. B. Smith, and seconded by Ms. Robinson, the Board voted unanimously to approve the minutes of August 24, 2023, as written.

NEW BUSINESS

Voluntary Merger: Fred & Lori Bassett, 41 Old Barnstead Road. Map 201; Lot 2 and Map 101; Lot 17.

Ms. L. Smith read the voluntary merger for Fred & Lori Bassett into the record.

On a motion made by Ms. B. Smith, and seconded by Mr. Manter, the Board voted unanimously to approve the Voluntary Merger for Fred & Lori Bassett, 41 Old Barnstead Road. Map 201; Lot 2 and Map 101; Lot 17, as presented. Vice-Chair signed the document for recording.

Continued Discussion of Zoning Amendments

Ms. L. Smith reminded the Board that the town is in discussion about a complete reorganization of the town's Zoning Ordinance. More information and research are needed as the regulation audit is completed as part of the updates to the housing chapter of the Master Plan this year.

Discussions continued relative to the following items for potential ordinance changes:

New Zoning District with particular attention to intent, purpose, delineation, setbacks, density, community character, and results of the upcoming updates to the housing chapter of the Master Plan.

Cluster Housing with attention to uses as proposed by associations, maintenance of those associations, contrasts to other communities as well as Office of Planning & Development recommendations.

Accessory Dwelling Units with continued interest in expressly allowing detached ADUs and maintaining 1,000 square foot cap.

Short-Term Lodging. The Board feels that short term lodging is a business if operating over 45 days; pending New Hampshire Supreme Court decision, board will explore requiring owner occupancy. Mr. Davie reminded the board that definitions of "hotel," "motel," "bed & breakfast" must also be made consistent and defined in zoning. Mr. Davie also reminded the Board that it is not recommended to attach short-term lodging regulations to any Accessory Dwelling Unit regulations.

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Lighting/Night Sky. The Board agreed to include “All Residential” to the current regulation. The Board reviewed the current ordinance in the Town of Londonderry, noting that “essential” lighting may be difficult to enforce.

Floodplain Ordinance. Mr. Davie provided recommendations from the Office of Planning and Development; updated maps indicate that zone AE is now found within Northwood and floodplain regulations are missing from subdivision and site plan regulations. The Board agreed to accept the recommendations from OPD, as presented.

Unlisted Uses. Board discussed adding a definition of “temporary.”

Shoreland Setbacks. DES setback is to dripline; Northwood defines septic systems as structures. Agreed to present definitions as adopted by the State of NH, to be consistent, which means that the setback will be 50 feet. Straw poll taken, 5/1.

Abandonment of Nonconforming Use. The Board discussed previous cases before the Board that involved this issue.

Gravel. The Board agreed that any change should result in gravel being defined as impervious.

Accessory structures. The Board decided this definition was not in need of alterations.

Mandatory merging of abutting nonconforming lots of common ownership. Board decided not to proceed with alterations at the recommendation of Mr. Davie.

A prioritizing checklist was completed by members and provided to the Planner for final compilation. The Board agreed that the Planner should direct efforts to the “top five” items. Discussions will continue at the next work session, October 12, 2023.

INTERNAL BUSINESS

2024 Budget

Ms. Smith provided the current budget and a proposed budget. General overview occurred.

On a motion made by Mr. Kreider, and seconded by Ms. B. Smith, the Board voted unanimously to support the 2024 budget, as presented.

CIP

Mr. Copeland stated that the CIP Committee would be ready to present the CIP at the September 28 meeting.

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