

**Town of Northwood
Planning Board Meeting
July 28, 2022**

Cases:

Case 22-6 Millstone/Docko-Continued

Case 22-7 Millstone/Docko-Continued

Topics covered

Master Plan Sub Committee

CIP Subcommittee

Zoning Changes

Chair Jandebeur called the meeting to order at 6:30 PM

Present: Chair Tim Jandebeur, Lee Baldwin, Judi Anthony, Joe McCaffrey, Bob Strobel (Alternate) and Dave Copeland (Alternate)

Voting Designation: Chair Tim Jandebeur, Lee Baldwin, Judi Anthony, Joe McCaffrey, Bob Strobel (Alternate) and Dave Copeland (Alternate)

Town Staff Present:

Linda Smith, Land Use Specialist

Minutes

July 14, 2022

May 31, 2022

Ms. Baldwin made a motion, seconded by Mr. McCaffrey, to approve the minutes of July 14, 2022, as amended. Motion carried 6/0.

Ms. Baldwin made a motion, seconded by Mr. McCaffrey, to approve the minutes of May 31, 2022, as amended. Motion carried 6/0.

CONTINUED CASES

Case 22-6 Millstone Realty Trust, 1090 First NH Turnpike, Map 217/35. Applicant is requesting an extension of approval date for operation of a minor site plan for an existing gravel pit/quarry operation; original approval was granted on April 8, 2021.

Case 22-7 Millstone Realty Trust, 1090 First NH Turnpike Map 217/35. Applicant is requesting an extension of approval date for an excavation permit for a gravel pit/quarry operation; original approval was granted on April 8, 2021.

Chair Jandebeur stated that they have received a request to continue this case.

Ms. Baldwin made a motion, seconded by Ms. Anthony, to continue Cases 22-6 and 22-7 until August 11, 2022. Motion carried 5/0/1; Mr. Copeland recused himself.

INTERNAL BUSINESS

CIP

Mr. Strobel stated that the subcommittee met on July 27. He had one question for clarification. There are to be two Planning Board members, how do alternate members fit into that? Ms. Smith suggested making a motion as a board that they would change

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the wording to allow any member of the Planning Board, alternate or regular member to serve as the chair of a subcommittee.

Ms. Baldwin made a motion, seconded by Mr. McCaffrey, to change the wording of the Board Procedures to clarify allowing any member or alternate member of the Planning Board to serve as a chair to the subcommittee. Motion carried 6/0.

The next meetings of the CIP Subcommittee are August 8, at 6:30 PM and August 16, at 6:30 PM.

Master Plan Subcommittee

The next meeting is August 1 at 10:30.

Zoning Changes to look at for 2023

Possible changes discussed:

Elderly housing-changing the language to include workforce housing? There is a house bill that goes into effect in 2023, HB 1661.

Chair Jandebaur stated that he wouldn't want to eliminate the age restrictive housing. Ms. L. Smith stated that the original intent of the age restrictive housing was to give incentives to create elderly housing, and it was generally based on the fact that they are not adding children in the school system, as well as people wishing to downsize their living space. Mr. Strobel stated that the other intent was to have a local place where the maintenance costs are low and the housing was appropriate for their age and ability to maintain, allowing them to stay within the community. Chair Jandebaur stated that there are people who might not want to live in a community that has children living in it. Ms. L. Smith stated that with this change in the law, there is no way to protect that in the future without setting up protective covenants and enforcing it privately. Mr. Strobel stated that the idea of workforce housing and the law in general is that the town zoning regulations cannot restrict the development from workforce housing. Members are planning to watch the webinar to get more information about the new laws.

Duplex setbacks-do they apply the multifamily housing setbacks to duplexes? If they do decide that they would want to apply them, they need to clarify that either in a definition, table IV-1, and/or section IV.B.4.b.

Ms. L. Smith stated that the town does not apply the multi family setback to duplexes, and this was a non-issue. Chair Jandebaur stated that he does not have a problem with duplexes having the same as a single-family home. Mr. Strobel stated that he feels that Mr. Burdin is asking if they would want to clarify that in the ordinance. Mr. Strobel stated that they only define setbacks for three units as multi family, which is 50 feet. Everything else is 20 feet.

Road Frontage-should they change the language, so it must be contiguous?

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Chair Jandebaur stated that this is based on a current case they have in front of the board now, where the frontage requirement is met by using two or three sections of frontage that is not contiguous. He feels that the frontage should be contiguous. Mr. Copeland stated that the problem that would come up is that someone has a narrow lot and they front on two different roads, they would need to include both because the lot itself is narrow.

Non-conformity-the wording of the ordinance should match the practice, or the difference between improving the situation versus not making it worse.

Chair Jandebaur stated that in a recent case in front of the board, an applicant was asking for something minor, but it violated an ordinance, and he was told by the Planning Board that they have approved such a thing in the past. The board felt that they should approve it again, so he went along with it, the discussion was that they would come back and revisit this and maybe change the wording to the practice. He stated that if they continually don't follow the rule, then maybe it's time to change the rule.

Open Space-to change from 20 acres to 10 acres and include an overlay deed restriction on the open space.

Mr. Strobel stated that Mr. Burdin has mentioned in his GIS analysis that all of the frontage on Route 4, including large lots has been developed. Open space development was initially intended to protect open space. The idea is to take half of the land and set it as open space, and all the development occurs on the rest of it. Geographically that is difficult to achieve with one large lot, because then they end up with long narrow lots. The idea of open space is that it gives an incentive for density. Mr. Strobel stated that they could either just change the number from 20 to 10 or do a separate ordinance for a cluster development.

Large scale business setbacks- adding the purpose section.

Ms. L. Smith stated that when the large-scale business was originally proposed, the purpose was added as separate question on the ballot. It doesn't really make sense to just have setbacks when they don't have a purpose for having them. She stated that they had also discussed in the past whether they wanted to change the definitions of what is a large-scale business to include more uses. What uses constitute a large-scale business? Originally it was thought of as a large, big box store type retail or a large wholesale business that would need a lot of building space to operate. If they change the definition and add the purpose statement, that should clarify it. Discussion ensued about the popularity of self-storage businesses.

Agricultural Soils Overlay District-Consider lower thresholds for agricultural soils subdivisions to be open space subdivisions.

Ms. L. Smith stated that the regulations now state that you must have 20 acres of prime soil of statewide importance for any restrictions. Any agricultural field that is 19.5 acres can be developed, as if it wasn't an ag field. There isn't a lot of

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prime ag in Northwood, but they do have areas where they have it, and they might lose it all if the regulation is not more restrictive.

Permitted conversion of seasonal dwelling-adding language to the ordinance for clarification.

Ms. L. Smith stated that this ordinance was passed a few years ago, and it would be helpful if they could add additional wording to clarify a few things. The ordinance says that if you have a seasonal cottage, one will need to have specific criteria in order to convert it to year-round. If you don't, you must go to the Zoning Board for a variance. Right now, it simply says, "The lot and structure must comply with all provisions of Section 4, general district" To comply with the general district, the lot must comply with lot size, frontage, and all the standard items. She would like to see that clarified, so that when people come to then Zoning Board, they understand that they must meet all of the conditions for a standard lot, if they don't, they have to seek relief from all of those items. It would really help to keep things clear in the processing of zoning applications. Discussion ensued about the issues with the lakes and seasonal houses converting to year round being a cause of most of the issues.

Motion to adjourn is accepted at 8:30 PM

Respectfully Submitted,



Susan Austin, Land Use Assistant