

**Town of Northwood
Planning Board Meeting
August 25, 2022**

Cases:

CASE 22-10: *Justin Binette and Glenn Brackett*

Topics covered

Master Plan Sub Committee

CIP Subcommittee

Zoning Changes

Chair Jandebeur called the meeting to order at 6:35 PM

Present: Chair Tim Jandebeur, Judi Anthony, Vice-Chair Joe McCaffrey, Selectman Hal Kreider, Betty Smith, Bob Strobel (Alternate) and Dave Copeland (Alternate)

Voting Designation: Chair Tim Jandebeur, Judi Anthony, Vice-Chair Joe McCaffrey, Selectman Hal Kreider, Betty Smith, Bob Strobel (Alternate) and Dave Copeland (Alternate)

Town Staff Present:

Planner James Burdin, Land Use Specialist Linda Smith

Minutes

Motion is made by Mr. Kreider, second by Mr. Copeland to approve the minutes of 7-28-2022 as written. Vote: 4/0/2

Motion is made by Mr. Copeland, second by Ms. B. Smith to approve the minutes of 7-14-2022 as amended. Vote: 6/0/1

Motion is made by Ms. B. Smith, second by Mr. Kreider to approve the minutes of 6-23-2022 as amended. Vote: 5/0/2

Member Lee Baldwin arrives at 6:35

PRELIMINARY CONCEPTUAL CONSULTATION

Pelletier, Storage Units, Map 216/Lot 6. Scott Frankiewicz, NH Land Consultants is present to speak for David Pelletier. Mr. Frankiewicz shows a conceptual plan for 154 storage units of different sizes. He explains the location of the proposal and previous approval for Northwood Power Equipment which was not built. He notes that the units are proposed to be standard rental units and not climate controlled. Chairman Jandebeur asks about building setbacks and notes his concern about buffers for residential abutters. Board members ask general questions regarding the proposal. Chairman Jandebeur adds that the board will be looking at buffers, lighting, hours of operation, etc. Mr. Strobel asks about open space being included in the proposal.

NEW CASE

Case 22-10 Justin Binette and Glenn Brackett, Blakes Hill Road, Map 224, Lots 8 and 8-1. Applicant wishes to amend the subdivision approved on April 8, 2021, in order to relocate the driveway for lot 8-1 from the shared driveway to a new location on

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the frontage of lot 8-1. Mr. Frankiewicz is present with Justin Binette to speak to the proposal. Mr. Brackett is present in the audience.

Mr. Frankiewicz states they would like to amend the plan to allow for a single driveway; the plan was originally approved for a shared driveway due to sight line distance being an issue. He notes that the sight line distances have reviewed again and there is 223 feet, if kept within the highway right of way. He adds that there is 250' of sight distance using the space under the power lines.

Motion is made by Ms. B. Smith, second by Mr. Kreider to find the application completed. Vote: 7/0.

Motion is made by Ms. B. Smith, second by Mr. Strobel that there is no Regional Impact Vote: 7/0.

Chairman Jandebaur states that he believes the location is of great concern with the curve and sight line. Discussion is held on the location, noting that the new driveway is on the property line next to Ted Wilkinson, not the temporary driveway location. Mr. Kreider suggests the location be marked and the board conduct a site walk to view the location. Mr. McCaffrey states this is a difficult intersection, especially in the winter months. Lengthy discussion on the variables involved that could possibly be safety concerns.

Mr. Copeland states his concern that the property owner won't be able to pave it (paved driveways are structures subject to 20' setback) and suggests moving it 20' off the boundary to be able to pave it. Discussion is held on the original easement being dissolved. Discussion is held on the grade/pitch of the driveway being steep. Mr. Strobel suggests a perch design where there is a level area at the top of the driveway where a car can wait before exiting into the roadway.

Discussion is held on conducting a site walk to view the site or do individual "drive-byes". Mr. Burdin states that he prefers everyone show up at one time so everyone gets the same info. **Motion is made by Mr. Kreider, second by Mr. Strobel to hold a site walk on Saturday, August 27, 2022 at 9 am. Vote:7/0.** Mr. Frankiewicz will mark the originally approved, temporary, and proposed locations

Mr. Burdin notes that the applicant will need a waiver again for this application. 3.03C 1 requires 250', currently 223'; the board will need to approve a waiver to allow it to be less than the required distance.

Public Comments:

Abutter Ted Wilkinson, 239 Blakes Hill Road, states he has no issue with the proposed location. He recommends the members look at the large culvert that goes under the road and continues onto this lot. He states he is willing to assist the property owner to find a solution to have a separate driveway.

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Glenn Brackett, 278 Blakes Hill Road, is an abutter and is also a property owner of the original approved subdivision. He states he appreciates the members' concern over safety. He adds that he has witnessed 4 accidents on this corner and feels the current approved location is dangerous. He is in favor of the board working to find an alternate location.

Michael Scott, 333 Blakes Hill Road, states that he agrees that the current approved driveway location on the bend would be a difficult location for several reasons. He feels the grade and curve of the road could cause anyone going off the road to go into the driveway.

Motion is made by Mr. McCaffrey, second by Mr. Kreider to continue Case 22-10 to Thursday, September 8 at 6:30 pm. Vote: 7/0.

Voluntary Merger

Eric and Jason Hardy, Big Buck Road, Map 125 Lots 31 & 32. The voluntary merger is read by Ms. L. Smith and signed by Chairman Jandebaur for recording.

INTERNAL BUSINESS

Master Plan

Chairman Jandebaur states that the Vision Workshop is scheduled for Monday, August 29, 2022 at 7 pm at Northwood School. He asks that all members and alternates be in attendance. He states that Mr. Robert will be livestreaming the event, which is much appreciated. Mr. Kreider notes that he received some input from residents inquiring about the survey results that were not included in the information provided by the board. After discussing with Tom Morgan it was agreed that he would add an explanation on the website regarding the ".bot" responses and how it was determined those results were not generated by citizens.

CIP

The CIP committee met on Wednesday, August 24 and will hold another meeting next Wednesday, August 31. Mr. Strobel states once the draft is approved by the subcommittee, they will provide it to the department heads for review.

Zoning Ordinances

Discussion is held on paved vs unpaved driveway. James provides overview of the past process that occurred and the fact that the language was conflicting and was the basis for the proposed change. Mr. Copeland notes that some towns have residential buffers which would include driveways; Northwood does not. Mr. Burdin states this can be addressed in a variety of ways. Mr. Jandebaur states his concern with driveways being along boundary lines.

Elderly housing-changing the language to include workforce housing. House bill HB 1661 goes into effect in 2023.

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Chairman Jandebeur states he is amazed that two state representatives and two others running for state office were not familiar with HB 1661. Mr. Burdin gives an overview of the process changes that have changed with the bill. The main issue of the bill is the allowance for workforce housing to be the same as elderly housing. It can be viewed this way now and will be required July 2023. All of Northwood's elderly housing would apply to workforce housing.

3 potential options

- Amend it to codify with the bill
- Repeal the elderly housing
- Make detailed edits for elderly housing- this will require going through the regulation line by line to make any changes.

Mr. Strobel asks if we repeal elderly are we in any legal jeopardy. Mr. Burdin states we have not had our provisions challenged to date regarding workforce so it should not be an issue.

Mr. Kreider notes that the density requirements for elderly are much different than residential - 8/1 ratio, possibly reduce to 1 per acre, instead of 1 per 2 acres (standard residential). Ms. Anthony states the need for affordable and available housing is the basis for the proposed change. Mr. Burdin explains the goal of workforce housing is to create affordable housing based on the housing cost to be no more than 30% of median household income. Lengthy discussion is held on whether the density ratio should be to reduce to 2 units per 2 acres. Discussion is held on how this may/may not affect land values and how it may affect future development. Reference is made to the Master Plan survey results and what current residents would like to see.

Mr. Strobel brings up seniors who may want to stay in town; he suggests looking into the idea of zoning districts with varying density requirements. Mr. Burdin states the opinion of NHMA is that the bill does not become retroactive for prior (elderly) approvals. After discussion, it is agreed that the board has limited options for this year based on timing and agrees to go forward with just a change in the density. This will require changing the number in the density table. Mr. Burdin will draft a proposal considering just the change in density. He reads the other current requirements in the regulation such as setbacks, etc.

Mr. Burdin notes that the current Elderly Housing table needs to be moved forward in the Zoning Ordinance, ahead of the Private Campsite regulation.

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

Previous discussion was held on this matter.

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

Mr. Burdin will draft a proposed change to better clarify matching the practice.

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

After discussion, it is agreed to combine this suggestion with the proposed change for agricultural soils/open space.

Large scale business setbacks; adding the purpose section, and change the definition.

After discussion, the board agrees to add the purpose section; and to propose a change the wording to “non-residential” rather than specific uses subject to the regulation.

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

Board agrees to include and have Mr. Burdin provide recommendation for subdivision. Further discussion is held on making changes to site plan which will need to be a separate discussion.

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

Board agrees to have Mr. Burdin include a draft proposal.

Motion to adjourn is accepted at 8:30 PM

Respectfully submitted,

Linda Smith, Land Use Specialist