

**Town of Northwood  
Planning Board Meeting  
January 6, 2022**

Cases heard:  
Case 21-16 Carter

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

**Present:** Chair Tim Jandebeur, Vice Chair Joe McCaffrey, Lee Baldwin, Selectmen's Representative Hal Kreider and Bob Strobel (alternate)

**Voting Designation:** Chair Tim Jandebeur, Vice Chair Joe McCaffrey, Lee Baldwin, Selectmen's Representative Hal Kreider and Bob Strobel (alternate)

**Town Staff:** James Burdin, Town Planner, Linda Smith, Land Use Specialist, and Susan Austin

**Public Hearing: Zoning Amendment: Campground Permitted use**

**The new language is as follows:**

Full Amendment:  
III. DEFINITIONS

As used in this Ordinance, the following terms shall have the meanings indicated:

Private Campsite: Use of a property not located within a recreational campground or camping park for camping. Such use shall be restricted to non-commercial personal use. A private campsite shall consist of one recreational vehicle or temporary structure, or tents or similar equipment in a number reasonable for personal use. A permit is required in accordance with Article V Section B.(5). of this ordinance. (3/22)

V. USE REGULATIONS

V.B. Uses Permitted Under Specific Performance Criteria

The Code Enforcement Officer shall use the following performance criteria to determine if a use is allowed as listed in Table V-1, the Table of Uses, in these regulations. In addition to the criteria listed in Section V(A)(2), the following criteria shall apply to all uses marked with an X in the Column 2 in Table V-1, Table of Uses. (Rev. 3/00)

V.B.(5) Private Campsites Purpose. To permit the use of private property for camping while ensuring the adequacy of waste treatment and other facilities necessary for the protection of public health, safety, and general welfare including the protection of water quality. (Rev. 3/22)

(a) Private Campsite Permitted. A private campsite is permitted on an otherwise vacant parcel in accordance with the following performance criteria:

[1] One private campsite per lot is allowed. A private campsite shall consist of 1 recreational vehicle or temporary structure, or

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of tents or similar equipment in a reasonable number for private use.

[2] A camping permit, issued by the Building Inspector, is required and is valid only during the permitted period. A new application, made on forms available from the Town, shall be filed for each period as follows:

- i. Seasonal permit: Camping season shall be the period April 15 to October 15 in one calendar year. A seasonal permit shall be valid for the entire camping season. During the off-season only weekly permits may be issued. A new application shall be made for each camping season.
- ii. Weekly permit: Valid for up to 7 days with the date of expiration noted on the permit. Permits may be renewed for subsequent periods provided the applicant remains in compliance with all federal, state, and local regulations and can continue to demonstrate adequate sewerage. There shall be no limit to renewals within the camping season. In the off-season permits may not be issued for more than 2 consecutive weeks.

[3] Solid waste and sewerage shall be disposed of in a lawful manner. Specific provisions shall be made for sewerage for each permit type at the time of application as follows:

- i. Weekly permit: The applicant shall demonstrate adequate capacity for the storage of sewerage and/or shall demonstrate that arrangements have been made for the lawful removal of sewerage from the site. No onsite discharge of sewerage will be permitted except into a Sewage Disposal System approved by the NH Department of Environmental Services.
- ii. Seasonal permit: A seasonal permit shall only be issued for properties that can demonstrate that a Sewage Disposal System approved by the NH Department of Environmental Services has been installed on site. No onsite discharge of sewerage will be permitted except into a Sewage Disposal System approved by the NH Department of Environmental Services.

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[4] The occupancy of a private campsite for year-round habitation as a residence or dwelling shall be prohibited within the Town of Northwood.

[5] Placement of any recreational vehicle, temporary structure, or camping equipment on any lot shall conform to the setback requirements for structures contained in Article IV.

[6] A parcel owner shall not receive any form of compensation from the use of a private campsite.

[7] No permanent buildings, including accessory buildings, shall be allowed on private campsites. One temporary accessory building or smaller accessory structure per lot may be permitted for storage purposes only. Any such building or structure must be removed or fully collapsed and stored at the end of the camping season.

(b) Storage of private camping structures or materials. Nothing herein shall preclude the storage of an unoccupied recreational vehicle on private property provided all other federal, state, and local requirements are met. Tents and similar equipment shall be collapsed and stored when unoccupied. Likewise, recreational vehicles, including campers and pop-ups, shall be stored in their fully collapsed, road ready configuration and disconnected from all utilities while unoccupied. Private camping structures, recreational vehicles, or equipment that are so stored may not be occupied outside the period from April 15 to October 15 of each year or beyond the expiration of any permit.

~~II. Self-Contained Camper Trailers (effective 3/8/83)~~

~~A. Purpose. It is the declared intent and prupose of this ordinance to promote the health, welfare and safety of the inhabitants of the Town of Northwood.~~

~~1. Prohibition—The occupancy of self-contained camper trailers for year round habitation as a residence or dwelling shall be prohibited within the town of Northwood~~

~~2. Temporary Permits—The temporary occupancy of a self-contained camper trailer on a seasonal basis commencing no earlier than April 15<sup>th</sup> of any year and terminating on or before October 15<sup>th</sup> of any year shall be permitted upon application to the Board of Selectmen. Application forms may be obtained from the Board of~~

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~~Selectmen and approval thereof shall require the joint written consent of the Board of Selectmen and the Building Inspector.~~

~~3. Penalty — Any person violating this ordinance shall be liable to pay a penalty of not more than fifty (\$50.00) Dollars for each day the offense continues.~~

Chair Jandebaur opened the public hearing.

**Kelli Wentzel**

She stated that after the last meeting, the discussion was that that the board was going to look into this further. She stated that she would have done her homework, but she hasn't had time, but she would have liked to find any surrounding towns and see what they are doing about this. She stated that she was curious about where the board got this new language. She asked who did their due diligence to make sure it would be fair to surrounding towns that have lakes and areas like Northwood does. She thought the Board would review this again?

**Peter Murphy (not a current resident)**

Mr. Murphy stated that he was in the process of purchasing a lot in Northwood, and was planning on putting in a tiny house as a weekend getaway. He was wondering what the regulations were for on board septic with composting toilet.

Ms. L. Smith suggested that Mr. Murphy should come in and speak to Building inspector. He was given Jared's card.

Chair Jandebaur closed the public comment.

**Continued Case:**

CASE: 21-16 Joseph D. Carter, Route 4 and Harmony Road Map 222 Lot 54. The applicant proposes to build 2 office buildings, and is requesting a Minimal Impact Review.

Joe Carter was present to discuss his application. He distributed a new building plan to the Board Mr. Carter stated that he would like to build 2 office buildings, both the same footprint. He will be having a drainage report completed for the site as well.

**Mr. Strobel made a motion to find that Case 21-16 had no regional impact. Vice Chair McCaffrey seconded. Motion carried 5/0**

Mr. Burdin stated that since the drainage still needs to be done anyway, obviously the Board can't approve this tonight. His request would be to make a final decision on the dimensions. He recommends that the stormwater plan be reviewed by an engineer.

**Selectman Kreider made a motion to send the drainage report for third party review at the applicant's expense. Ms. Baldwin seconded. Motion carried 5/0.**

**Vice Chair McCaffrey made a motion to continue Case 21-16 until February 24, 2022. Ms. Baldwin seconded. Motion carried 5/0.**

**Continued discussion on the Zoning Ordinance**

Mr. Strobel commented that it was very well written and commended James Burdin.

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Ms. Smith stated that she feels that she must say that she has very serious concerns that this will create an enforcement nightmare. She asks that the board consider that if they go forward, it will create a different approach. Initially, her thought was to create a baseline for the Building Inspector to go by. What she suggests is that if the board is comfortable, recommend the zoning ordinance. If not, it won't hurt to wait another year. The problem with putting it in now is that it would have to be voted back out. She stated that she has serious concerns about the direction this has gone in, from the standpoint of "are we ready to deal with this?"

**Mr. Strobel made a motion to send the regulation changes to the voters. Selectman Kreider seconded. Motion carried by roll call vote 5/0.**

**Adjournment**

**Vice Chair McCaffrey made a motion to adjourn at 8:23 pm. Selectman Kreider seconded. Motion carried 5/0.**

*Respectfully Submitted,*

*Susan Austin, Land Use Assistant*

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