

**Town of Northwood  
Planning Board Meeting  
May 13, 2021**

*Cases heard during this meeting:*

**CASE 21-8:** Paula Fautuex,

**CASE 21-9:** Connections Peer Support Center,

**CASE 21-11:** Camp Yavneh

**CASE 21-12:** KRJ Finance

Chair Strobel called the meeting to order at 6:30 PM.

Chair Strobel stated: As Chair of the Northwood Planning Board, I find that due to the State of Emergency declared by the Governor as a result of the COVID-19 pandemic and in accordance with the Governor's Emergency Order #12 pursuant to Executive Order 2020-04, this public body is authorized to meet electronically.

**PRESENT:** Chair Bob Strobel, Betty Smith, Joe McCaffrey, Lee Baldwin, Hal Kreider, Duane Curry and Tim Jandebour. (All members participated electronically)

**TOWN STAFF PRESENT:** James Burdin, Town Planner and Susan Austin, Land Use Assistant

**VOTING DESIGNATION:** Chair Bob Strobel, Betty Smith, Joe McCaffrey, Lee Baldwin, Hal Kreider, Duane Curry and Tim Jandebour.

Chair Strobel stated that one of the cases on tonight's agenda, Case 21-12, KRJ Finance, had withdrawn their application.

**Minutes**

April 29, 2021

**Ms. B. Smith made a motion to approve the minutes of April 29, 2021 as amended. Selectman Kreider seconded. Motion carried by roll vote 7/0**

**CONTINUED CASES**

**CASE 21-8:** Paula Fautuex, applicant (Stephen Soucy, property owner) 442 First NH Turnpike, Map 230 Lot 2. Applicant is requesting a Minimal Impact Review/Change of use. Applicant is proposing a Beauty Bar/Nail Salon.

**Ms. B. Smith made a motion that there was no regional impact with this application. Ms. Baldwin seconded. Motion carried by roll call vote 7/0**

Ms. Fautuex was present to discuss her application.

Mr. Burdin stated that the septic letter Ms. Fautuex sent in met his expectations, he stated that they still need confirmation from District 6 about the driveway, but he will include that in the conditions of approval.

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**Mr. Jandebaur made a motion to approve Case 21-8 with the following conditions:**

**Prior to the signing of plans:**

- 1. Provide a letter from a licensed septic designer indicating the existing septic system has adequate capacity to accommodate the proposed use in addition to other uses currently operating on this site**
- 2. Provide written confirmation from NH DOT District 6 confirming that the existing driveway design can accommodate expected traffic from the proposed change of use or provide an updated NH DOT driveway permit.**
- 3. Provide three paper copies of the final plan for signature.**

**Prior to occupancy:**

- 4. The plans shall be signed by the chair indicating final approval of the planning board.**

**Ms. Baldwin seconded. Motion carried by roll call vote 7/0**

**CASE 21-9:** Connections Peer Support Center, Map 234 Lot 7, 162 First NH Turnpike. Applicant is requesting a Minimal Impact Review. Applicant is proposing a short-term residential program for guests who are experiencing mental health challenges. This program will provide temporary support, not in excess of 90 days.

**Ms. Baldwin recused herself**

**VOTING DESIGNATION:** Chair Bob Strobel, Betty Smith, Joe McCaffrey, Hal Kreider, Duane Curry and Tim Jandebaur.

**Mr. McCaffrey made a motion to find that Case 21-9 did not have a regional impact. Selectman Kreider seconded. Motion carried by roll call vote 6/0**

Seth Levine, Esq. and Greg Burwood, Executive Director for Connections Peer Support, were present for the application. Mr. Levine stated that nothing has changed with the application since the last meeting.

Mr. Burdin stated that the applicant has provided a septic letter as part of the original packet submission. They received confirmation from NHDOT regarding the driveways. That should take care of condition number one in his staff report. The only conditions remaining for conditions of approval would be Prior to the signing of plans, deliver three copies of the plan signed by the applicant to the Town for signature, and prior to occupancy, the plans shall be signed by the chair indicating final approval of the planning board.

Chair Strobel opened public comment.

Chair Strobel stated that they have received a written abutter comment.

*Although not abutters to the property we are long term residents of the area. Again, as with Cerebral Development's proposal, we have reservations about adding any additional entrance/egress to Rt. 4. Particularly at that location where people will potentially be crossing several lanes of traffic and competing with these making turns*

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*for Hannaford's and Irving. Safe access already exists, with parking, via Rt. 202 and Church St. and should remain as it is. Church St's intersection with Rt. 4 was removed by the state as being too dangerous so it would seem adding a driveway and even closer to the intersection would present the same dangers.*

*Sincerely,  
Dan and Kate McNally*

**Mark Farrell, 167 First NH Turnpike**

“I had a couple of questions at the last meeting, and they were answered. I have the same question that was just asked by the McNallys. I would agree, I can hardly get out of my driveway during times of the day. I can't imagine it being a good idea. My questions the last time were answered satisfactorily, however I just want to say I'm not in favor of this, I find it hard to believe that you can buy a house for three or four hundred thousand and you have three residents and pays about .53 on the dollar, the math isn't working out that there is only going to be three people. I have a hard time buying it, and having served as a trustee at a local hospital, and on nonprofits, the math isn't adding up. I just want to go on record and say I am not in favor of this proposal.”

Mr. Levine asked if he could address the points Mr. Farrell made. Mr. Levine stated that he'd like to put Mr. Farrell at ease by saying he's their neighbor, and they live very close to him. He'd like to have good relationships with everyone in town and their neighbors. The McNallys have been around her for a while and are very involved with the community. They need an explanation as well. They understand that there is already a driveway on Route 4 that is in existence and used. The planner suggested that they get either another permit from the DOT or a letter saying that they don't need another permit. His review of the law is that they have made no change so they don't need another permit. He spoke with someone at DOT that said that was true, but suggested that they get a permit anyway. It's more of a state concern which takes into consideration all of those things. It is a 4-bedroom house with three guests. Most of the time they won't be traveling out of that driveway going anywhere. Yes, they can use the Church Street exit, most people do. That's where the parking generally is, so there isn't much Route 4 access anyway. Even if everyone who was staying there used Route 4, they aren't talking about a lot of in and out of the driveway anyhow. Mr. Farrell is concerned that the 3 bedrooms with a 4<sup>th</sup> staff member living there will turn into a 20-bedroom multi story parking lot and high-rise, but before there is any change in the use it would be necessary for them to come back before the board. There is always a legal stopgap that he would be aware of before that would be allowed to happen. Just to be really clear, they have no plan, and never have a plan to expand beyond 3. There are all sorts of licensing requirements that are necessary from the state, and they are not that kind of organization. They are a small facility with a very modest goal. They don't rely on Medicaid, they rely on direct state funding from the Department of Health and Human Services, specifically for this and other projects that they have. DHHS believes that this funding is far less expensive than using Medicaid spending.

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Mr. Burwood asked if would be helpful if they heard from Ayla Kendall, from the Department of Health and Human Services. She oversees the contract that they have that has very specific and strict parameters in terms of what the purpose of this program is and how many people they can serve.

Ms. Kendall stated that she is the contract administrator at DHHS, specifically the Bureau of Mental Health, for this project. Connections Peer Support is held to pretty tight contractual guidelines as far as the number, the capacity, the perimeters of the program. DHHS is very vested in this program because it helps a lot of people. As Seth had pointed out, this is far less costly than alternative treatment avenues. She stated that she was there in support of this program, and wanted to let the Board know that they do have extensive monitoring and quality assurance in place so that they can ensure that the program is utilized the way that it's intended to.

Selectman Kreider asked what they could do to document so it is very clear in terms of what is actually approved? Mr. Burdin stated that when an application is before the Board, they are evaluating the application based on what the applicant is stating on the record that they intend to do with the property, so they will have a record of the minutes where the applicant is stating they will have 3 residents and 1 staff member. If they take a 4<sup>th</sup> resident, they are in violation of their site plan, and that is an enforcement mechanism. They will also have the notice of decision on file, and the NOD typically pulls the agenda heading into the text of that document. The agenda heading for this currently has currently already has some similar information about the maximum stay that the applicant has represented, if there are concerns about whether they will remember what exactly is the number of occupants, he suggests that they add it to the agenda heading and use that for the NOD.

Jon Jewitt, current property owner was present to discuss the application. Mr. Jewitt stated that he bought the property in 1998, his wife had a business there for 13 years, and there was never any problem with the traffic going in and out of Route 4, or coming around on Church street and going in the back door. They had cars going in and out all the time, and there is adequate room for cars to turn around so they don't have to back out.

**Mr. Jandebaur made a motion to approve Case 21-10 with the following conditions:**

**Prior to the signing of plans:**

- 1. Provide three paper copies of the final plan for signature.**

**Prior to occupancy:**

- 2. The plans shall be signed by the chair indicating final approval of the planning board.**

**Mr. McCaffrey seconded. Motion carried by roll call vote 6/0.**

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**CASE 21-11:** Camp Yavneh, 18 Lucas Pond Road Map 124 Lot 15. Applicant is requesting a Minor Site Plan Review. Applicant is proposing to build three additional bunkhouses to spread out campers and counselors throughout the property.

***Tim Jandebaur, Duane Curry and Lee Baldwin recused themselves.***

**VOTING DESIGNATION:** Chair Bob Strobel, Betty Smith, Joe McCaffrey, and Hal Kreider.

**Mr. McCaffrey made a motion to find that Case 21-11 had no regional impact. Ms. B. Smith seconded. Motion carried by roll call vote 4/0.**

Justin Macek and Corey Caldwell from TF Moran and Russell Bassett and Bill Zarch from Camp Yavneh were present for this application. Mr. Macek stated that the scope of the project hasn't changed from the last meeting. They are proposing the construction of three new bunkhouses, bunkhouse B12 and 13, which is a boy's bunkhouse, and Bunkhouse G11, G12, and G13, which are all girls' bunkhouses. He gave an overview at the last meeting.

Selectman Kreider stated that he would like to discuss the letter that Ms. L. Smith sent to them. Chair Strobel stated that Ms. L. Smith sent out a summary of Planning Board meeting minutes where Camp Yavneh came before the Board, between 2000 to 2021. He went through this summary and took any time he could find a number of campers and a number of staffers and made a note of it and the year. What he found is that in 2000 for one case, the number of campers was 305, and the number of staffers was 110, for a total of 415 people. Repeating that same process through that document, 2001, was 305 campers and 126 staffers, for a total of 431, in 2004, it was 317 campers and 126, for a total of 443 total, in 2005, there were 335 campers and 110 staffers, totaling 445 people, and in 2005 again, there were 335 campers and 125 staffers for a total of 460. In that difference between 2000 and 2005 applications, the total percentage change of people on site was 11% from 415 to 460. The next case where numbers were mentioned was 20021, the numbers of campers was 375, and 175 staffers for a total of 550. That is a total increase of 33% from 2000 to 2021. Selectman Kreider stated that he wrote back to Linda and let her know that he had concerns about the capacity numbers and will bring it up tonight. His interpretation is that the Town approved 305 campers, and 110 staff, the latter was then perhaps increased by 12, all the other approvals stated no changes in capacity. There is no record of any further increases. He does see where additional bunk approval was added, but those approvals were all with the caveat that there would be no increase in the number of people on site. Later in the record it appears that the applicant incorrectly states that the capacity was increased by additional bunk capacity that was approved. Ms. L. Smith wrote back that it was her understanding of the numbers as well. He stated that they need to be clear with the public and fair to the public about them knowing about what is changing and what has been approved. If we don't give them a chance to comment, and speak to that, then he feels they are being remiss.

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Mr. Zarch stated that this is his 5<sup>th</sup> year at Camp Yavneh. He stated that he inherited the numbers of campers when he started, and since he's been there, the number has not changed. His predecessor did not mention the capacity being only at 305 campers. If you look at the historical numbers, they have not had 305 campers in a very long time. Camp is a couple of weeks away, and they have enrolled kids. When he received that email from Linda Smith, this was unexpected news to him. The number that they show on these most recent plans was on the first plans that the town approved for the infirmary and the boy's bunk earlier this year. The reason that they are asking for original bunks now is that they want to spread the kids out. The Camp Yavneh Board has been very clear, that this is their number. They aren't at 375 campers either session. They are at 350 campers each session, and that's their number that it has been at for a while. Of course, we want to be great neighbors and transparent as possible, but he doesn't know how this happened.

Mr. Bassett stated that they want to be transparent, and these numbers of campers that they have is based on the capacity of the leach field system. The capacity of the leach field has been calculated by the engineers. They try to meet all of the legal building codes and specs in everything that they do. They are currently building new bunks and adding new sprinkler systems even though they may not be required. They only want to have 12 kids per bunk, and if they go over that it would be required. They have been very upfront and hiring professional engineers to oversee all of the septic design plans and sewage plans and stormwater plans. Plans to build on steep slopes require special permitting, as well as waterfront. They have jumped through all of those hoops and they are trying to be as forthcoming as possible. They are putting it on record so whatever is right on the plan is what they are stating. Their goal is not to increase the capacity.

Mr. Zarch stated that the three buildings that are being proposed now are not on any timeline, these aren't being rushed, they are coming before the board in order to plan for the future.

Mr. Burdin stated that the importance of the number is an intensity development question, because as part of the site plan review, the board is tasked with determining if the other infrastructure is adequate for the scale of usage that is being proposed. They have clear records through 2005, and at some point, between 2005 and 2021 the increase occurred. The question is what do they do now. The Board absolutely has the authority to approve a number tonight, whether that number is the 550 that the applicant is representing, or something else. He would tell the Board to focus on if there is any additional information that the Board would need to make a determination about that capacity. Do they need additional information about the driveway? Or the septic? Or are they satisfied with the information that has been provided shows that this site can handle 550 people, in which case, they should feel free to approve. The applicant has indicated that there will be some septic approvals from that state that will be required, so he would suggest that in addition to the condition of approval where they would normally require that permit be delivered to the town, that they take Mr. Macek up on his offer to compile all of the septic

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information to one location for total capacity. We would have one report from the applicant stating the collective septic approvals with the load for all of those. If the Board would be satisfied with that, then the only other question would be whether the driveway and circulation system was adequate.

Mr. Zarch stated that almost half of the kids come in by bus.

Selectman Kreider stated that he is concerned about is the public saying that they approved 400, then they installed additional bunks while stating they wouldn't increase capacity, which they did, and they are now planning on installing more bunks, again stating that it wasn't going to increase capacity. He's not even sure that people are aware. If you read through the records, the comments are related to capacity. Without the public knowing for sure what they are even working on and getting their input, he doesn't feel that he knows everything he needs to know about this application.

Mr. Burdin stated that he understands Selectman Kreider's point, and for purposes of clarity and transparency, things could have been done better between 2005 and 2021. But for the purpose of the application that is before them tonight, 2005 to 2021 is a difference of 90 campers. For what they have before them, it is not important to know when that capacity increased by 20, or increased by 30. All that the Board needs to know and assess for this application is are they satisfied with the information provided that the proposed site plan is adequate to service 550 campers.

**Waiver Request**

**Mr. McCaffrey made a motion to approve the waiver request to Section IX-D Storm Water Drainage. Ms. B. Smith seconded. Motion carried by roll call vote 4/0**

**Mr. McCaffrey made a motion to approve Case 21-11 with the following conditions:**

**Prior to the signing of plans:**

**1. Make the following changes to the plan-set:**

**a. Ensure that all shoreland buffer labels are correct**

**2. The applicant will acquire and provide copies of all necessary federal, state, and local permits including but not limited to: a special exception from the Northwood ZBA for impacts to the steep slopes overlay, an NHDES shoreland permit and an NHDES septic permit.**

**3. Deliver three copies of the plan signed by the applicant to the Town for signature.**

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**Prior to issuance of a building permit**

**4. The plans shall be signed by the chair indicating final approval of the planning board**

**Ms. B. Smith seconded. Motion carried by roll call vote 4/0.**

*Tim Jandebaur, Duane Curry and Lee Baldwin returned to the meeting*

**VOTING DESIGNATION: Chair Bob Strobel, Betty Smith, Joe McCaffrey, Tim Jandebaur, Duane Curry, Lee Baldwin and Hal Kreider.**

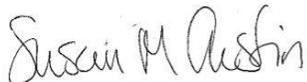
**CASE 21-12:** KRJ Finance, Map 35 Lot 1, Princess Pine Road, Strafford NH. Applicant is requesting a Major Subdivision in Strafford NH, with proposed access from Princess Pine Road, which is located in Northwood.

Mr. Burdin stated that they had received a request from the applicant to withdraw this application and no further action was needed by the Board.

**Adjournment**

**Mr. Jandebaur made a motion to adjourn at 8:53 pm. Ms. B. Smith seconded. Motion carried 7/0.**

***Respectfully Submitted,***



***Susan Austin, Land Use Assistant.***