

**Town of Northwood
Planning Board Meeting
July 14, 2022**

Topics covered

*Case 22-5 Mooso
Case 22-8 Burgess
CIP Subcommittee
Zoning Changes*

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

Present: Chair Tim Jandebeur, Selectmen's Rep Hal Kreider, Betty Smith, Lee Baldwin and Dave Copeland

Voting Designation: Chair Tim Jandebeur, Selectmen's Rep Hal Kreider, Betty Smith, Lee Baldwin, and Dave Copeland

Town Staff Present:

Susan Austin, Land Use Assistant, Linda Smith, Land Use Specialist and James Burdin, Town Planner

Minutes

June 23, 2022

Motion is made by Ms. B. Smith, seconded by Selectman Krieder, to approve the minutes of June 23, 2022. Motion carried 5/0.

CONTINUED CASES:

Case 22-5: Robb and Kristine Mooso (applicants) Cheryl Barnes (Owner), 172 Lynn Grove Road, Map 115/8. 109 Oakwood Drive. A minor subdivision to divide this property into two parcels. One parcel will have the existing house with frontage on Oakwood Drive with 6.12 acres. The second parcel will have 2.0 acres and frontage on Lynn Grove Road.

John Newman from NH Land Consultants was present, along with the Moosos. Mr. Newman stated that they have asked for a few waivers, one for sight distance and the other to accept approximate contours using GIS data. They met with the Zoning Board, where they received variances for the length of frontage and the type of frontage. Mr. Newman stated that they have appeared before the Deerfield Planning Board with a conceptual plan, and they are on the agenda for the July 27th meeting with the actual application. The only concern in Deerfield is traffic flow. Because it's not increasing anything, they will sign off because it is an accessory structure.

Ms. B. Smith made a motion, seconded by Selectman Kreider, to find the application complete. Motion carried 5/0.

Ms. B. Smith made a motion, seconded by Ms. Baldwin, to find that the application has no regional impact. Motion carried 5/0.

Chair Jandebeur opened the public hearing. There was no public present.

Approved by the Planning Board on July 28, 2022

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Waivers requested:

Section 4.10.B.1.b – to require surveyed elevation data at 2’ intervals and wetlands delineated by a professional only for the immediate area of the proposed lot 8.1, and to accept approximate contours using LIDAR data and wetlands from available GIS data for the remaining plan area.

Ms. B. Smith made a motion, seconded by Ms. Baldwin, to approve the waiver request to Section 4.10.B.1.b. Motion carried 5/0.

Section 3.03.C. – to forego submission of a driveway location and site profiles due to the site’s location on a street where prevailing speeds are 20 mph or below and because Lynn Grove Road terminates at this site; the remaining traveled way past this house is a private driveway serving a single parcel.

Ms. B. Smith made a motion, seconded by Selectman Kreider, to grant the waiver to Section 3.03. C. Motion carried 5/0.

Recommended Conditions of Approval:

Prior to the signing of plans:

1. Make the following changes to the plan-set:
 - a. Correctly depict the bounds of the Rural Electric Association easement
 - b. Correct the location of the match line on the plans so that both segments of the
 - c. Add a note to the plan identifying the requested waivers and the date of their approval by the board
2. Provide certification of monument installation as required by Section 3.06.
3. The applicant will receive subdivision approval from the Town of Deerfield for site access per RSA 674:53 or provide written documentation that Deerfield declines such jurisdiction.
4. Deliver three signed and stamped copies of the plan and one signed and stamped mylar to the Town for signature.

Prior to the issuance of a building permit:

5. The plans shall be signed by the Chair indicating final approval of the Board
6. Record the plat with the Rockingham County Registry of Deeds within 1 year of this decision.
7. The applicant will acquire and provide copies of all necessary federal, state, and local permits to the town including, but not limited to Town of Northwood driveway permits for each lot prior to issuance of a building permit for that lot.

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Ms. B. Smith made a motion, seconded by Selectman Kreider, to approve Case 22-5 with the above-mentioned conditions. Motion carried 5/0.

Case 22-8 Paul and Stacy Burgess, 363 Bow Lake Road Map 106/4. A minor subdivision to divide this property into two parcels, one will be 2.15 acres, the other will be 4.06 acres.

The applicant has provided a subdivision plan and completed application along with several waiver requests. Mr. Burdin stated that he feels that the application will require additional waiver requests and/or plan revisions, most notably submission of an existing conditions plan, but he is not opposed to finding the application substantially complete for the purpose of the board beginning its review. At a minimum, he recommends that the Board ask the applicant to clarify the items noted as “pending state subdivision” to determine whether the applicant is seeking waivers or merely intends to provide these at a later stage. He stated that he would feel much more comfortable with the board waiting to see one more revision that includes the topography before the Board render a decision on this application.

Chair Jandebaur opened the public comment. He read an abutter letter read into the record.

*Dear Planning Board Members,
I have concerns regarding making this lot unto two buildable home lots as follows:*

- 1. The frontage that the owner of the lot/engineer states it meets the town requirements for today standards, if that is the case, doesn't the frontage have to be contiguous and not broken up? (There sees to be a lot between the start of the frontage and the end of the frontage.) so the frontage is broken up into two different lots.*
- 2. There does not appear to be any perc test or septic design information provided with the request package submitted to the Town, with the number of wetlands flagged on the lot, based on the plan and setback requirements from the wetland, is there enough “good” soils on the lot to support a septic system? Without a design, how do they know if this lot is buildable and should be allowed to be subdivided?*
- 3. If the lot does have an approved design, can it be seen?*
- 4. Is the pre and post runoff water when the lot is built up going to affect the abutting lots? Currently without any buildings or driveways (or other non-permeable surfaces), it is quite wet and creates water issues on the abutting properties, can the engineer show that developing this lot will create additional water burden on the adjacent lots and affect the leach fields, as our leach field had to be raised due to the high-water table in the past. I have attached a color map that shows our areas of concern.*
- 5. Also, we see that the 4+ acre lot have 50-foot setbacks from all property lines, but the 2+ acre lot only has 20-foot setbacks from all property lines. Why is there a difference?*

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Thank you for taking the time to review our concerns.

John and Joanne Hewes

Waivers requested:

Section 3.01 – the applicant requests a waiver to permit oddly shaped lots, particularly proposed lot 4-1 which depicts road frontage on either side of an existing non-conforming parcel.

Section 3.01.E – the applicant requests a waiver to permit a lot that is less than 100 feet in width.

Section 4.10 – per section 4.10(B) the existing conditions plan should depict site contours. A waiver to this section would still be required. In the past the Board has granted partial waivers to accept GIS elevations in lieu of surveyed elevations, at least for the parent lot that will not be developed.

Ms. B. Smith made a motion, seconded by Selectman Kreider to continue Case 22-8 until August 11, 2022. Motion carried 5/0.

Bob Strobel joined the meeting at 7:35 PM

Voting Designation: Chair Tim Jandebour, Selectmen’s Rep Hal Kreider, Betty Smith, Lee Baldwin, Bob Strobel and Dave Copeland

Internal Business

Zoning changes ideas for the next meeting.

CIP: first meeting for the subcommittee: July 27, 2022, at 6:30PM

Next agenda: site walk minutes for the Boy Scout Camp.

Motion to adjourn is accepted at 8:30 PM

Respectfully Submitted,

Susan M Austin

Susan Austin, Land Use Assistant

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