

**Town of Northwood  
Planning Board Meeting  
July 22, 2021**

*Cases heard during this meeting:*

**Case: 21-4 Site and Sub:** Chestnut and Cape, INC.

Chair Jandebaur called the meeting to order at 6:35 PM.

**PRESENT:** Betty Smith, Lee Baldwin, Duane Curry and Tim Jandebaur.

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

**VOTING DESIGNATION:** Betty Smith, Lee Baldwin, Duane Curry and Tim Jandebaur.

**Minutes**

July 8, 2021

**Ms. B. Smith made a motion to approve the minutes of July 8, 2021. Ms. Baldwin seconded. Motion carried 4/0.**

**Conceptual Consultation**

Scott Frankiewicz of NH Land Consultants presented a proposal for a subdivision for David Pelletier Construction on Old Turnpike and Olde Canterbury Road.

**Case: 21-4 Site:** Chestnut and Cape, INC. Olde Canterbury Road Map 110 Lot 29. Applicant proposes a Major Site Plan to build a 21-unit elderly home development on the existing undeveloped lot.

**Case: 21-4 Sub:** Chestnut and Cape, INC. Olde Canterbury Road Map 110 Lot 29. Applicant proposes a Major Subdivision to accommodate a 21-unit elderly home development on the existing undeveloped lot.

Mr. Burdin stated that they have received both the drainage peer review, and the legal peer review back. Mr. Burdin stated that he had sent an email to Geoff Aleva earlier that day asking how they would like to proceed.

Neil Rapoza from Civil Consultants was present to discuss this application, he stated that they are working on the comments, he wants to make sure they are addressing specifically what CMA had questions on.

Mr. Burdin stated that before they get into any discussion about conditions of approval, he would like to see a final plan set that the applicant is asking for a decision on. That would include a lighting plan, a landscape plan, and whether or not they would want to request a waiver for the lighting plan. Mr. Rapoza stated that they are going to be indicating that there will be downward shielded wall pack lighting on the individual structures. There will not be any light poles or street lights proposed. Mr. Jandebaur stated that he would like to know about the fire issue. Mr. Burdin has asked about this at a previous meeting. What has been addressed as far as fire suppression? Mr. Rapoza stated that he has only spoken to Mr. Aleva about this, so he didn't have any final comments yet. They were looking into whether or not a cistern

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was necessary for fire protection. That's the most likely outcome. They will present that on the clean plan that will have everything addressed. He stated that they also want to be sure they are satisfying all of the DES requirements as well.

Public Comment

**Ralph Blackey**

"My concern is about the road. How it's going to be done from eastbound to Main Street. Is that going to be paved?"

Mr. Jandebour stated that there is no indication that that was going to happen.

Mr. Blackey:" That's good because the other day we caught a kid, called the cops. He left a brake mark probably 110 feet long, because I jumped out in front of him. He said that he was only doing 25 miles an hour. Sorry, 110 brake mark is not 25 MPH. If that road gets paved or anything, you'll have to widen the road. They just fixed the culvert down there, after 42 years. There's no way you can put a two-lane road down there, especially by that culvert. You can only fit one truck and that's about it."

**Mr. Magoon**

Mr. Magoon read from a letter from Martine Canfield. The text of this can be found [here](#)

Mike Magoon: *"Being an abutter and having read this document (Ms. Canfield's letter) I concur with the above points and statements. I would also like to add a few salient points from previous meetings as a reminder to the current Northwood Planning Board members, as well as enlighten new members.*

*In the past, abutters also asked questions about, but not limited to:*

- *Environmental impact of the proposed development*
- *Potential light pollution from development*
- *Impact on historic field from the 1600's. Search for articles on this fact, please. There are several insightful, and important articles on the historical perspective of the field. How, if at all, will it be preserved?*
- *Traffic impact on Olde Canterbury Road? Culvert has interestingly been quickly replaced this summer but show signs of improper installation. (Drone pictures available upon request from abutter Ralph Blackey.*
- *Impact to wetland*
- *This is a question from an attorney, "What measures is the town taking if this project were approved, if there were to be septic failure/wastewater runoff issues into the brook, and ultimately running into the Northwood Lake Watershed?"*

*Mike Magoon, 43 Main Street*

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**Ms. B. Smith made a motion to continue Cases 21-4 Sub and 21-4 until August 12, 2021. All new materials are due to the board by August 2, 2021 at close of business. Ms. Baldwin seconded. Motion carried 4/0.**

**Internal Business**

**MASTER PLAN**

The Board discussed the Master Plan cost, as Mr. Burdin has presented them with a cost breakdown with the options available from SRPC. The Board discussed a warrant article, and ways to get the public support for this.

**CIP**

CIP will be distributed to the members by the end of the month.

**Adjournment**

**Ms. B. Smith made a motion to adjourn at 8:09 pm. Ms. Baldwin seconded. Motion carried 4/0.**

***Respectfully Submitted,***



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