

**Town of Northwood
Planning Board Meeting
August 26, 2021**

Cases heard during this meeting:

CASE 21-15: Northwood Power Equipment

Chair Jandebaur called the meeting to order at 7:19 PM.

Present: Betty Smith, Tim Jandebaur, Hal Kreider and Bob Strobel.

Voting Designation: Betty Smith, Tim Jandebaur, Hal Kreider and Bob Strobel.

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

CASE 21-15: Northwood Power Equipment, 1114 First NH Turnpike, Map 216 Lot 82. Applicant is requesting a Major Site Plan Review. Applicant is proposing adding a RV Dealership also adding a 2,900 square foot addition to the existing 4,980 square foot building.

Jon Rokeh, Surveyor, and Keith Doty, the applicant was present to discuss the application. Mr. Rokeh stated that this site has been several different businesses over the course of years, most recently it was a car dealership. It's been retail sales through its history. Mr. Doty would like to sell campers and RV's. They are proposing an addition to the building, with a connecting section to the original building. There will be a bit of additional pavement that connects to the existing pavement. Part of it is already gravel. It's mostly impervious for the new area where they plan to put the pavement. Adequate parking exists, they tested the septic and the well and they are good. All of the utilities are in place. They are putting an addition on the building, and they plan to use the front parking lot for storage.

Motion to find the application complete: Motion by Ms. B. Smith, Second by Mr. Kreider. Motion carried 4/0

Motion to find there is no regional impact: Motion by Ms. B. Smith, second by Mr. Kreider. Motion carried 4/0

Waivers:

Motion that waivers 1, 2, 3, 4, 5, 6, 8, 9 are not required: Mr. Strobel motioned, Second by Ms. B. Smith.

Discussion led to the conclusion that none of the waivers were needed.

Jon Rokeh withdrew his waiver requests.

Mr. Burdin stated that he changed a few things on his staff report based on the discussion. He listed his recommended conditions of approvals.

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Betty Smith made a motion to approve the application with conditions as follows:

Prior to the signing of plans:

- 1. Make the following changes to the plan set**
 - a. Make the plan changes noted in the staff report**
 - b. Remove the note from the rear portion of the lot depicting additional parking and display area, and safe turn around area for large delivery trucks from the plan.**
 - c. More clearly label distinctions between existing parking areas and existing vehicle display areas and existing and proposed vehicle circulation areas**
 - d. Provide the required lighting plan subject to approval of the building inspector**
- 2. The applicant will acquire and provide copies of all necessary federal, state, and local permits including but not limited to: a state-approved septic design, town water system approval, and an updated NHDOT driveway permit or written confirmation that no such permit is necessary.**
- 3. Deliver three signed and stamped copies of the plan to the Town for signature by the chair.**

Prior to the issuance of a building permit:

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

Mr. Strobel seconded. Motion carried 4/0.

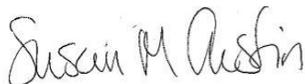
INTERNAL BUSINESS

The board discussed the CIP moving forward. Chair Jandebaur stated that he would like to discuss this at the end of the next meeting, and hold a public hearing at some point.

Adjournment

Ms. B. Smith made a motion to adjourn at 9:25 pm. Mr. Kreider seconded. Motion carried 4/0.

Respectfully Submitted,



Susan Austin, Land Use Assistant.