

**Town of Northwood
Planning Board Work Session
January 25, 2018**

MINUTES

Chair Strobel called the meeting to order at 6:45 p.m.

PRESENT: Chair Bob Strobel, Vice Chair Lee Baldwin, Betty Smith, Hal Kreider, and Selectmen's Representative Rick Wolf

TOWN STAFF PRESENT: Board Administrator Linda Smith, Land Use Secretary Susan Austin, and Town Planner James Burdin

VOTING DESIGNATION: Chair Bob Strobel, Vice-Chair Lee Baldwin, Betty Smith, Hal Kreider, and Selectmen's Representative Rick Wolf

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Ms. B. Smith made a motion to accept the minutes of December 14, 2017 as amended with edits that do not alter the content of the wording. Mr. Kreider seconded. Motion carried 5/0.

Public Hearing

Chair Strobel opened the public hearing.

Chair Strobel read the 2018 proposed zoning amendments into the record.

Are you in favor of adoption of Amendment #1 as proposed by the Planning Board for the town's development ordinance as follows:

Amend the definition of a Large-Scale Business to include all businesses larger than 10,000 sq. ft.?

Are you in favor of adoption of Amendment #2 as proposed by the Planning Board for the town's development ordinance as follows:

Delete all existing references to a Service Station Price Sign for consistency with the content-neutral Sign Regulations adopted in 2017?

Are you in favor of adoption of Amendment #3 as proposed by the Planning Board for the town's development ordinance as follows:

Amend the definition of a Structure to include a cross-reference to Section IV.B.(4)(c) regarding setback exemptions for certain types of structures?

Are you in favor of adoption of Amendment #4 as proposed by the Planning Board for the town's development ordinance as follows:

Amend Section VI.C. Agricultural Soils Overlay District to update its Purpose Statement to remove the statement that agriculture is not an important economic factor in Northwood?

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Are you in favor of adoption of Amendment #5 as proposed by the Planning Board for the town's development ordinance as follows:

Add Section IV.B.(7) Lot Coverage to limit the amount of lot coverage by low permeability surfaces to 40% on residential and mixed-use lots and 50% on non-residential lots?

No public comment. Chair Strobel closed the public hearing.

Ms. B. Smith made a motion to move the proposed amendments to the ballot. Mr. Kreider seconded. Motion carried 5/0.

CASE: 18-01 Erin McNall, Applicant (Mark Murphy, Property owner) 683 First NH Turnpike, Map 222 Lot 35. Applicants seek a minimal impact site plan for a change of use from a real estate office to a barber shop.

Mr. Kreider made a motion to accept the application as a minimal impact. Ms. B. Smith seconded. Motion carried 5/0.

Mr. Kreider made a motion to accept the application as complete. Ms. B. Smith seconded. Motion carried 5/0.

Chair Strobel read the abutters list.

*Route 4 Storage, Methuen MA
Vincent Bane, Strafford, NH
Gregory and Lisa Hill, Northwood, NH.*

No abutters present.

Ms. McNall was present to speak about her application. She stated that she would like to open a barber shop in what is currently a real estate office. She stated that there would be no physical changes that need to be done because a barber shop doesn't require a wash station. She stated that the hours of operation would be Tuesday through Friday, 8am to 7pm, and Saturdays from 7am until 2pm.

Mr. Burdin stated that the applicant had requested a waiver from providing a state approved septic design. He stated that typically in the past the board has given a partial waiver and instead require a letter from a licensed septic designer stating that the septic system was adequate. Since this is on a state

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highway, DOT District 6 has purview over the driveway permit, so typically they would just sign off on it with a letter.

Chair Strobel opened the public hearing.

Chair Strobel closed the public hearing.

Mr. Kreider made a motion to approve the following requested waivers to the Northwood Site Plan Regulations: 1. Section IX-F (1) to accept a letter from a licensed septic designer in lieu of a copy of a state approved septic design. Ms. B. Smith seconded. Motion carried 5/0.

Mr. Kreider made a motion to approve the application with the following conditions:

- 1. Update the submitted site plan as follows:
 - a. Hours of operation to be added to the plan**
 - b. Identify the “proposed barbershop” as also being an “existing building”**
 - c. Update the date of the plan to include the date of final revisions****
- 2. A letter from a licensed septic designer confirming that the existing septic design can accommodate the proposed change of use.**
- 3. Written confirmation from the New Hampshire Department of Transportation District 6 acknowledging the change of use and confirming that the existing driveway design can accommodate expected traffic from the proposed change of use.**

Ms. B. Smith seconded. Motion carried 5/0.

Internal Business

NH DOT. Request for comment from planning board on option relative to Cooper Hill driveway permit.

Mr. Burdin stated that in October the board sent a letter to DOT District 6 in regard to the driveway permit for Cooper Hill. Specifically, they are taking the whole frontage on their property and turning it into a driveway as part of the new site plan. The board approved the application, but chose to send a letter to DOT requesting proposals for engineered solutions in conjunction with the driveway permit. DOT replied with a proposal to add an extended shoulder,

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essentially a passing shoulder on the opposite side of the street. DOT sent a screenshot of the current shoulder showing tire tracks that indicate that even though there isn't an engineered component to this, it's a solution that people are doing anyway. The other picture is an aerial image with mark ups showing a very cursory outline of where that shoulder would go. He noted that the taper for the shoulder needs to go far enough out that it goes across Cross Street. Mr. Burdin stated that Mr. Hewitt also suggested that some other things that the board should consider in relation to this option is location of current mailboxes and whether those might need to be relocated if they chose to go forward with this option. They would also need to think about the fact that this would have cars actively using the shoulder to pass in this location. In the absence of sidewalks that might lead to pedestrians or cyclists who might be using the road. Chair Strobel stated that it was an issue that needed to be raised because Route 4 is recognized by the state as a bicycle route, or was at one time by the UNH Bicycle Club. Mr. Burdin stated that he measured the distance on Map Geo, and there was approximately 200 feet from the easternmost drive of the Northwood Garage to Cross Street. Discussion continued about the DOT proposal. Mr. Burdin stated that he could put a letter together for DOT summarizing the discussion.

Ms. B. Smith made a motion to allow Mr. Burdin to send a letter to DOT. Mr. Wolf seconded. Motion carried 5/0.

RSA 674:41

Steed/Burr 32 Shore Drive Map 122 Lot 39. Application was put on agenda for the work session.

Steve Kutftnec, 9 Pleasant View Ave, Map 109 Lot 35.

Changes made by the applicant during the zoning board application process and were made part of the zoning board's approval:

- Road Maintenance Agreement is recorded at Rockingham Registry of Deeds, and
- Access and parking easement for Map 109/Lot 3, 20 Lake Avenue, is recorded at Rockingham Registry of Deeds, and
- Property is to remain seasonal use only.

Chair Strobel stated that the board's comments were as follows:

“With the changes that were made by the applicant, the Planning Board is in favor of this application.”

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Ms. B. Smith made a motion to adjourn at 8:07 PM. Ms. Baldwin seconded. Motion carried 5/0.

Respectfully Submitted,

Susan Austin, Land Use Secretary.