

**Town of Northwood  
Planning Board Meeting  
January 14, 2021**

Chair Strobel called the meeting to order at 7:00 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, Selectmen's Representative Hal Krieder and Lee Baldwin, Betty Smith, and Tim Jandebour, (all members listed participated electronically)

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

**VOTING DESIGNATION:** Chair Bob Strobel, Selectmen's Representative Hal Krieder and Lee Baldwin, Betty Smith, and Tim Jandebour

**MINUTES**

**Mr. Kreider made a motion to approve the minutes of June 11, 2020, as amended. Mr. Jandebour seconded. Motion carried by roll call vote 5/0.**

**Ms. B. Smith made a motion to approve the minutes of June 25, 2020, as amended. Mr. Kreider seconded. Motion carried by roll call vote 5/0.**

**Mr. Kreider made a motion to approve the minutes of July 9, 2020 as amended. Ms. B. Smith seconded. Motion carried by roll call vote 5/0.**

**Ms. B. Smith made a motion to approve the minutes of July 16, 2020, as amended. Mr. Jandebour seconded. Motion carried by roll call vote 5/0.**

**Ms. B. Smith made a motion to approve the minutes of July 23, 2020, as amended. Mr. Kreider seconded. Motion carried by roll call vote 5/0.**

**Mr. Kreider made a motion to approve the minutes of July 30, 2020 as amended. Mr. Jandebour seconded. Motion carried by roll call vote 4/0/1. Ms. B. Smith abstained.**

**Ms. B. Smith made a motion to approve the minutes of August 13, 2020, as amended. Ms. Baldwin seconded. Motion carried by roll call vote 5/0.**

**Ms. B. Smith made a motion to approve the minutes of August 20, 2020, as amended. Mr. Kreider seconded. Motion carried by roll call vote 5/0.**

**Mr. Kreider made a motion to approve the minutes of August 27, 2020 as amended. Ms. B. Smith seconded. Motion carried by roll call vote 5/0.**

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**Ms. B. Smith made a motion to approve the minutes of September 10, 2020, as amended. Mr. Jandebaur seconded. Motion carried by roll call vote 5/0.**

**Ms. B. Smith made a motion to approve the minutes of September 24, 2020, as amended. Mr. Kreider seconded. Motion carried by roll call vote 5/0.**

**Mr. Kreider made a motion to approve the minutes of October 8, 2020 as amended. Ms. B. Smith seconded. Motion carried by roll call vote 5/0.**

**Mr. Kreider made a motion to approve the minutes of October 22, 2020 as amended. Ms. B. Smith seconded. Motion carried by roll call vote 5/0.**

**Ms. B. Smith made a motion to approve the minutes of November 12, 2020, as amended. Mr. Jandebaur seconded. Motion carried by roll call vote 5/0.**

**Ms. B. Smith made a motion to approve the minutes of November 19, 2020, as amended. Mr. Kreider seconded. Motion carried by roll call vote 5/0.**

**CONTINUED CASES:  
CASES 18-13 and 19-20**

**Millstone Realty Trust & Ledgewood Realty Trust** 1070 First NH Turnpike Map 211 Lots 2,14,15,16,17 and Map 217 Lots 34,35,37 Applicant seeks a Minor Site Plan Review and is proposing an expansion of and existing gravel pit/quarry.

**Millstone Realty Trust & Ledgewood Realty Trust** 1070 First NH Turnpike Map 211 Lots 2,14,15,16,17 and Map 217 Lots 34,35,37. Applicant seeks an Excavation Permit. Chair Strobel stated that they have received a request to continue these cases.

Mr. Burdin stated that they had previously discussed whether further hydrogeologic analysis was necessary for this site. They had requested an opinion from the town engineer as to whether this was needed. The letter came back from the town the day of the last meeting, so the applicant requested to continue so that they would have an opportunity to read and digest that letter. The primary thing that the board is discussing tonight is the contents of that letter. The board had also determined that additional zoning relief was necessary. Mr. Burdin stated that they are on the ZBA agenda for January 25. Peter Holden was present to speak for the application. Mr. Holden stated that generally when they talk about additional need for a hydrogeological study due to the blasting, they agree with the study that they did to know where we thought we were. One of the things that they did talk about was the relationship of the finished grade of the pit to the wetland. Mr. Holden stated that he had discussed this with the board at a previous meeting. They are almost done with modifying the elevation of the floor with the pit in some places. The idea is that whatever water lands on the land around this property, won't get interrupted by the

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excavation. Whatever water lands in the excavation, the floor would be high enough so that it would be able to flow into the wetland where it goes today. they are making some modifications to the grading. The other issue in the letter was making sure they obtained a wetland permit and an AOT permit. They have been dealing with DES for a while now. They have almost finished regrading the road so that we keep the wetland impact under 10,000 square feet. They are about to send it back to the Wetland Bureau, and he would expect that they would get their wetland permit soon. They are almost ready to apply for the Alteration of Terrain Permit. They reason they haven't submitted it is because they didn't want to get the permit and have to change everything again based on a comment from one of the boards. They did meet with the ZBA, and they should be getting their approval on the 25<sup>th</sup> for the variance they need.

Wini Young was present from the Conservation Commission. She stated that it seems that there is a lot of detail, and Mr. Holden has gone to a great length to protect the wetlands. She stated that if the board wanted a comment from the Conservation Commission about the letter from the engineer, she would take that letter to them. She stated that personally she is pleased with the effort to protect the wetlands. It seems like all of the concerns that the Commission had were being addressed. Ms. Young stated that the ZBA was concerned with the crossing at site E, and they were comfortable with passing the special exception, but also Site D, where the road will cross into Pit C, also has an area where fill will have to go into a wetland which is in the Big Woods. She would like to see that added to the variance. The Commission noted it on the list in their letter. She didn't see that it came up in the last ZBA meeting. It's not all of Site D, it's just where fill needs to be added to fill the road.

*Chair Strobel opened public comment.*

*Chair Strobel closed public comment, subject to reopening as needed.*

Mr. Holden stated that they have a standing request to continue until February.

**Ms. B. Smith made a motion to continue Cases 18=13 and 19-20 until February 25, 2021 Ms. Baldwin seconded. Motion carried by roll call vote 5/0**

**CASE 19-6:**

**Joseph Carter/Fatherland Family Trust.** First NH Turnpike and Harmony Hill Road. Map 222 Lot 54. Applicant proposes a minor site plan review to build a miniature golf course and refreshment service.

Mr. Burdin stated that for the majority of 2020, this case was on hold. Part of it was pandemic driven, part of it was because the need for an updated driveway permit from NHDOT. Over the course of the year, they have had communication with the district

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engineers as to the state of that permit. Then Mr. Carter reached out in November that he was getting close to that issuance from DOT. Mr. Burdin noted that the case was re-noticed in December due to a lack of quorum, so he suggested that public comment be opened in case there were any abutters present. He also noted that at the end of 2019, they had voted to send this project for peer review of the stormwater by the town's engineer. They received the letter back in February. There are a few questions in that letter that he isn't sure if they have been answered or discussed at length by the board, so he suggests returning to that and making sure that they have all the information that they need.

Joe Carter was present to discuss his case. He stated that he had a large comprehensive drainage report by a professional engineer. He thought that it was approved. The latest that he has is from DOT. He spoke with them today. They have been backlogged. He provided DOT with everything they asked for. Today they called him back and told him he would have his permit in a month. He feels that he has submitted everything, so he would like to request of the board to approve so he can go ahead with his project. Mr. Kreider stated that his recollection is that the board got the calculations from the drainage expert, but there were one or two questions that he thought Mr. Carter was going to do another calculation on it. He doesn't remember if they received the recalculation or not. Mr. Burdin stated that the meeting that he believes Mr. Kreider is referring to is when they had received the drainage materials, the board voted to send them to CMA for review. There were some minor corrections that were intended to be done before it was sent. The revised version was sent to CMA. CMA sent a letter back dated February 18 with their peer review comments. Mr. Burdin stated that he does not recollect discussing that letter in any significant detail with the board, since that was immediately before the pandemic and the shutdown. There are a few items in the letter from the engineer where they request additional information. Mr. Burdin stated that he is not aware that the detail has been discussed on the record or if additional information has been provided. Mr. Carter stated that his engineer sent out a whole new booklet with the corrections that he had to make. Discussion ensued about what exactly Mr. Carter had, whether it was corrections before it was sent to CMA, or the corrections after the CMA review was complete. Mr. Carter asked if he could get an approval with the condition that he get all state and local permits needed. Mr. Burdin stated that to his knowledge there are still outstanding drainage questions from the town engineer that need to be addressed. Ms. L. Smith stated that the easiest resolve would be that they find out who the engineer is, send the questions to them, and continue this case until a week from now.

*Chair Strobel opened the public comment.*

Jennifer and Jeffery Belanger, abutters to the property.

Mr. Belanger: "I don't know if there is anything we can do about this now, we've been talking with the neighbors quite a bit about this. There isn't a person on this road that is looking forward to the added traffic pulling out of this road. It's very dangerous as it is. IT's going to add tons of traffic right at that corner that is very difficult to get in and out of. I don't know if that is a very safe place. I assume that the state would have to

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get involved with Route 4. Also, I am a little concerned about how he was able to clear that whole lot of existing large trees that should have been still there. You can look at past google maps the show them. I don't understand how he was allowed to do that.

Ms. Belanger: "I guess just to speak to potential issues that I have raised in the past two years with respect to the wetlands and the environmental conditions and Harvey Lake in particular. Because the Tucker Brook feeds into Harvey Lake. Our lake suffered greatly this year as a result of the drought. There was massive Cyanobacteria bloom, which lasted for over two months. That is because of directly from pollution. It could be from up the river, but this would contribute greatly to pollution this small 110-acre lake, which is fragile at best right now."

**Ms. B. Smith made a motion to continue Case 19-6 until January 21, 2021. Mr. Kreider seconded. Motion carried by roll call vote 5/0.**

**ADJOURNMENT**

**Ms. Baldwin made a motion to adjourn at 8:50 PM. Selectman Kreider seconded. Motion carried by roll call vote 5/0**

*Respectfully submitted*

*Susan Austin, Land Use Assistant*