

**Town of Northwood
Planning Board Meeting
January 27, 2022**

Cases heard:

Case 22-1 *Sylvia and Ben Pettigrew*

Case 21-17 *David Pelletier Construction Inc.*

Case 21-19 *Patriot Holdings LLC*

Case 21-21 *Harding Metals*

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

Present: Chair Tim Jandebeur, Lee Baldwin, Jeff Tenley, Joe McCaffrey, Betty Smith, and Bob Strobel (alternate)

Voting Designation: Chair Tim Jandebeur, Lee Baldwin, Jeff Tenley, Joe McCaffrey, Betty Smith, and Bob Strobel (alternate)

Minutes

Mr. McCaffrey made a motion, seconded by Ms. B. Smith to approve the minutes of January 6, 2022 as amended. Motion carried 5/0/1 Mr. Tenley abstained.

Ms. B. Smith made a motion, seconded by Ms. Baldwin to approve the minutes of January 8, 2022 as amended. Motion carried 5/0/1 Mr. Tenley abstained.

Ms. B. Smith made a motion, seconded by Mr. McCaffrey to approve the minutes of January 13, 2022 as amended. Motion carried 5/0/1 Mr. Tenley abstained.

NEW CASE

CASE 22-1: Sylvia and Ben Pettigrew 1114 First NH Turnpike. Map 216 Lot 82. The applicant is requesting a Minor Site Plan Review. Applicant is proposing a doggy daycare/boarding/grooming business.

Ms. B. Smith made a motion, seconded by Mr. Strobel to find the application complete. Motion carried 6/0

Ms. B. Smith made a motion, seconded by Mr. Strobel to find the application has no regional impact. Motion carried 6/0

Ben Pettigrew was present to discuss his application. Mr. Pettigrew stated that he was proposing to open a dog daycare, boarding and grooming facility. He stated that he has been in the industry for 20 years. The proposed hours of operation will be Monday through Friday, 6AM to 6PM, Saturday and Sunday, 8-9AM and 5-6PM. They plan to install an 8ft high chain link fence around the perimeter, with a cedar or cellular fencing in the front. They plan to have a storage room, an office, a meeting room, and a break room. He stated that they will remove all waste themselves from the property. Grooming will bring in about 3-6 dogs a day, the daycare should bring in about 50 to 75 dogs a day, and the overnights will bring about 10 dogs a day. He expects about 60 cars a day twice a day. He will provide a letter from the original septic designer for the added use to the septic system.

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Chair Jandebeur read the list of abutters and open public comment.

There was no public comment.

Ms. B. Smith made a motion, seconded by Mr. McCaffrey to approve Case 22-1 with the following conditions:

Prior to the signing of plans:

1. Make the following changes to the plans:

a. Remove both references to “outdoor storage/display of equipment” from the plan

b. Add a note indicating that the proposed chain link fence will include cedar slats for screening

c. Remove note number 5 regarding the RV dealership or preferably update to refer to the proposed use as a “kennel” per the Northwood Development Ordinance, including grooming, boarding, and daycare services

2. The applicant will acquire and provide copies of all necessary federal, state, and local permits to the town including, but not limited to an update NHDOT driveway permit or written confirmation from NHDOT District 6 that such a permit is unnecessary

3. Deliver three signed and stamped paper 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 indicating final approval of the Board

Conditions Subsequent:

5. The applicant will continue be personally responsible for solid waste removal on a daily basis as indicated to the board, or shall submit documentation of a contract with a commercial hauler.

Motion carried 6/0

CONTINUED CASES

CASE: 21-17, David Pelletier Construction Inc. Old Turnpike and Ye Olde Canterbury Road Map 215 Lot 21-1. The applicant proposes to subdivide 10.4 acres with 679’ of frontage on Old Turnpike Road and 28’ of Frontage on Ye Olde Canterbury Road into 4 single family lots. All lots will access Old Turnpike Road.

CASE 21-17: David Pelletier

Bob Strobel recused himself

Voting Designation: Chair Tim Jandebeur, Lee Baldwin, Jeff Tenley, Joe McCaffrey, and Betty Smith.

Approved by the Planning Board on February 24, 2022

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Scott Frankiewicz was present to discuss the application. He stated that he met with the Conservation Commission, as well as the Zoning Board for the Special Exception. The Zoning Board continued the case until February in order to allow for time for him to address the Road Agent comments.

Chair Jandebeur opened the public comment:

Tony Matras: He stated that he'd like to express his appreciation to the applicant for considering the concerns of the abutters.

Bob Strobel: He stated that the easement language for the open space generally grants allowable uses for the members of that subdivision. That might be very different than the no build easement language. Otherwise, he agrees with Mr. Matras that this plan has adjusted very much from the original proposal, and he appreciates the efforts that have been put into it.

Chair Jandebeur closed public comment.

Ms. B. Smith made a motion seconded by Ms. Baldwin to continue Case 21-17 until March 10, 2022. Motion carried 5/0

Bob Strobel returned to the table

Voting Designation: Chair Tim Jandebeur, Lee Baldwin, Jeff Tenley, Joe McCaffrey, Betty Smith, and Bob Strobel (alternate)

CASE 21-19: Patriot Holdings, LLC 1060 First NH Turnpike. Map 217 Lot 45. The applicant is requesting a Major Site Plan Review. The applicant is proposing an expansion of an existing self-storage site.

Mr. Fielding stated that they have received comments back, which have been addressed, and they will get those sent to CMA and to the board within the next week.

Chair Jandebeur opened the public comment. There was no public comment.

Ms. B. Smith made a motion, seconded by Mr. Strobel to continue Case 21-19 until February 24, 2022. Motion carried 6/0

CASE 21-21: Harding Metals, INC. 42 Harding Drive, Map 234 Lot 76. Applicant is requesting a major site plan review. The applicant is proposing to build a 12,000 square foot maintenance building with a small office and parking, relocate the weigh station, and build access roads and drainage facilities.

Mr. Frankiewicz was present to discuss the application. He stated that the board did a site walk on January 8th, he felt that it went well. One of the things that has changed since then was that for financial reasons, the lots cannot merge, so it will stay as a stand-alone lot. One of the changes from that will be that the setback to the abutters will change to 50 feet, rather than 150 feet. But the design will not change. They will

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have to submit a special exception application to the ZBA for the two wetland impacts. The wetland permit has been submitted. The third-party review has been initiated. A New Hampshire Alteration of Terrain permit is in the process of being prepared and submitted. There have been no changes to the plan to date except for not merging the lots. There was discussion about easements or variances, but the way he reads the ordinance, access ways do not need to adhere to that setback. Mr. Burdin stated that the zoning ordinance exempts driveways from front setbacks only, and it says it that way. It's not from the point of access. He does think that in order to have paved points of access, he would need a variance to allow that.

Chair Jandebaur called for a 5-minute break

Chair Jandebaur opened the public comment

Joe Gendron-52 Mountain Ave

He stated that his concern is having individual lots that could be sold in the future. Which lot owns which drainage systems? He thinks that this is more than just a few paved access points. There are other structures, utilities being built for drainage and utilities on these two lots. The other concern is that they mention that now this new construction isn't considered part of the existing large business because it's on a separate lot. He's worried that now that the lots are not being merged, they are being held to a smaller setback. If another company buys this lot in the future, they will not be held to the 150 feet that this applicant is holding it at. He stated that his other concern was the screening. What are the options for as far as trees and plantings?

Chair Jandebaur closed public comment

Discussion ensued on the types of plantings that would be appropriate to use as a screening between the abutters and the property.

Mr. Strobel made a motion, seconded by Ms. B. Smith, to continue Case 21-21 until March 10, 2022. Motion carried 6/0.

INTERNAL BUSINESS

Chair Jandebaur stated that the February 10 meeting falls on the same day as the deliberative session for the school. He stated that he would like to cancel that meeting to allow for the members to attend that meeting.

Mr. McCaffrey made a motion, seconded by Ms. B. Smith, to cancel the February 10 meeting. Motion carried 6/0.

Motion to adjourn is accepted at 9:27 PM

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Respectfully Submitted,

Susan Austin, Land Use Assistant

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