

**Town of Northwood
Planning Board Meeting
February 24, 2022**

Cases heard:

CASE: 21-16 *Joseph D. Carter*

Case 21-19 *Patriot Holdings LLC*

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

Present: Chair Tim Jandebaur, Lee Baldwin, Joe McCaffrey, Betty Smith, Selectmen's Rep Hal Kreider, and Bob Strobel (alternate)

Voting Designation: Chair Tim Jandebaur, Lee Baldwin, Joe McCaffrey, Betty Smith, Selectmen's Rep Hal Kreider, and Bob Strobel (alternate)

Minutes

January 27, 2022

Ms. B. Smith made a motion, seconded by Ms. Baldwin, to approve the minutes of January 27, 2022, as amended. Motion carried 4/0/1 Mr. Kreider abstained.

Continued Cases:

CASE: 21-16 Joseph D. Carter, Route 4 and Harmony Road Map 222 Lot 54. The applicant proposes to build 2 office buildings and is requesting a Minimal Impact Review.

The Planning Board has received a request to continue this case.

Chair Jandebaur made a motion, seconded by Selectman Kreider to continue Case 21-16 until March 24, 2022. Motion carried 5/0.

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.

John Noonan from Fieldstone Land Consultants was present to discuss the application. He stated that the items that were outstanding from the last meeting were security camera questions and concerns about the remote back area of the site. The applicant has confirmed that he will be adding cameras to the site, so they will be able to monitor those locations. The other concern was about the mechanic's garage. They have confirmed that it will only be used for automotive. Patriot Holdings is very good at managing their sites, so they will make sure it doesn't become an eyesore. They addressed the items that were brought up in the peer review, and those plans have been provided to the Board. They received comments back stating that they would like to see BMP reports on the drainage swale. There were questions about the treatment of this area as well. The swale is not normally needed for pretreatment. It's more of a conveyance point. Tonight, they would like a conditional approval, and then they would later submit a BMP sheet.

**Town of Northwood
Planning Board Meeting
February 24, 2022**

Mr. Jandebour stated that he believes that this is a retail business. The applicant is saying it isn't a retail business. Staff has asked the town lawyer if this was a retail business, and the answer was no. He would like something in writing from the town lawyer that says that it's not retail before he could approve this. After discussion, the Board agreed to ask for a legal opinion in writing about this matter.

Ms. L. Smith also pointed out that originally, the applicant stated that only in an emergency would someone be able to access this site after hours, and now the applicant is stating that the hours are 24/7. She would like to Board to keep that in mind as they deliberate.

Mr. Burdin discussed the timeline of this case going forward, and his possible conditions of approval.

Chair Jandebour stated that he still had concerns with the setbacks. He stated that the applicant would need to go to the Zoning Board to resolve those concerns. Mr. Noonan stated that to resolve that issue, they could also eliminate the existing gate in the wetland buffer and slide the proposed gate closer to the corner.

Chair Jandebour stated that he also is concerned with the automotive garage, is it in service? Is it approved? Ms. L. Smith stated that she will make a timeline of the previous approvals for the Board.

Chair Jandebour stated that he feels that they should continue this until the next meeting in order to get the written confirmation from the lawyer and give the applicant time to relocate the gates on the plan.

Ms. B. Smith made a motion, seconded by Mr. Kreider, to continue Case 21-19 until March 10, 2022. Motion carried 5/0.

Voluntary Mergers

Duys Map 111 lots 16&29

Ms. Baldwin made a motion, seconded by Mr. Kreider to approve the voluntary merger of Map 111 Lots 16&29 Motion carried 5/0.

Wimsatt Map 206 Lot 2.2 and Map 205 Lot 16

Ms. B. Smith made a motion, seconded by Ms. Baldwin to approve the voluntary merger of Map 206 lot 2.2 and Map 205 Lot 16. Motion carried 5/0

INTERNAL BUSINESS

Mr. Burdin distributed a draft CIP sub committee rules and procedures for the Board to review, as well as some other draft changes to procedures. Discussion followed. Further discussion was planned for the March 24 meeting.

**Town of Northwood
Planning Board Meeting
February 24, 2022**

Motion to adjourn is accepted at 8:42 PM

Respectfully Submitted,

Susan Austin, Land Use Assistant