

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

Cases heard:

CASE: 21-16: *Joe Carter*

Case 21-19 *Patriot Holdings LLC*

CASE 21-21: *Harding Metals*

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

Present: Chair Tim Jandebaur, Lee Baldwin, Betty Smith, Judy Anthony, Joe McCaffrey, and Jeff Tenley

Voting Designation: Chair Tim Jandebaur, Lee Baldwin, Betty Smith, Judy Anthony, Joe McCaffrey, and Jeff Tenley

Minutes

Ms. B. Smith made a motion, seconded by Ms. Baldwin, to approve the minutes of March 10, 2022. Motion carried 5/0/1 Ms. Anthony 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.

Mr. Carter was present with his nephew, Jack O'Neal. Mr. Carter stated that his nephew was now working with him on this project. Mr. Carter distributed a building plan to the Board. He stated that they were still waiting for the peer review to come back from the Town Engineer.

Chair Jandebaur stated that since they were waiting for information on the drainage to come back, he didn't feel comfortable moving forward with this case yet. He stated that he felt that they should continue this case to a later meeting to allow for the peer review to come back.

Ms. B. Smith made a motion, seconded by Mr. McCaffrey, to continue Case 21-16 until April 28, at the applicant's request. Motion carried 6/0.

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.

Nathan Chamberlain from Fieldstone Land Consultants was present to speak for the application. Mr. Chamberlain stated that they are requesting a waiver for the traffic study, and they have provided a trip generation memo in lieu of the traffic study. There was an existing UPS drop off center on the site. The drop off center was started in the warehouse without the property owner's knowledge. They have since discontinued it. They have agreed to come to the Planning Board if they want to continue offering that service. The uses are as shown on the plan.

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

He stated that they did update the trip generation memo to include the existing uses. The numbers went down slightly from what was in the previous memo. A driveway permit application will be filed, and he expects that to be a condition of approval.

Mr. McCaffrey made a motion, seconded by Ms. Baldwin, to waive VII.A(7) to accept a trip generation memorandum dated 3/24/22 in lieu of a full traffic study completed by a professional engineer registered in the State of New Hampshire. Motion carried 5/0/1 Ms. Anthony abstained.

Mr. Chamberlain distributed a plan showing the turnaround radius within the site.

Ms. B. Smith made a motion, seconded by Mr. Tenley to approve Case 21-19 with the following conditions:

Prior to the signing of plans:

- 1. The applicant will make the following changes to the plan:**
 - a. A sheet will be added to the plan set demonstrating turning radius for a fire truck using the proposed loop at the rear of the site to the satisfaction of the fire chief**
 - b. Depiction of the limit of land held in “current use” for taxation purposes, both on the existing condition sheet and the anticipated extend of “current use” post-development on the proposed site plan sheet, to the satisfaction of the Town Assessor.**
 - c. Add a note to the plan indicating the current acreage of land held in current use and the acreage of land anticipated to be removed from current use as a result of development, to the satisfaction of the Town Assessor**
- 2. The applicant will acquire and provide copies of all necessary federal, state, and local permits including but not limited to a driveway permit from NHDOT district 6.**
- 3. The applicant shall be subject to performance guarantees as agreed to between the applicant and the Town Engineer as follows:**
 - a. A schedule of official inspections with respect to consistency of construction with proposed conditions for pavement construction and installation of drainage improvements, and for correct location of proposed features in relation to required setbacks and buffer areas, with the cost of inspection to be paid by the applicant via escrow**
 - b. A performance bond amount to cover the cost of completing required stormwater improvements**
 - c. A reclamation bond to restore the site to a safe and stable condition if the proposed pavement improvements are not completed**
- 4. All escrow accounts and required performance guarantees shall be in place**

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

5. The applicant will agree to provide gate access to emergency services by a mechanism approved by the Fire Chief.

6. Delivery of 3 signed and stamped paper copies of the plan for signature

Prior to issuance of a building permit:

7. The existing gate within the wetland setback shall be relocated outside of the wetland setback

8. The “existing self-storage 800 sq. ft. to be relocated” shall be relocated as proposed

9. The plans shall be signed by the Chair indicating final approval of the Board

Prior to occupancy/operation of the proposed storage buildings:

10. The existing residence shall be removed from the site as described.

Conditions subsequent:

11. No retail sales are permitted by this approval

12. Construction of the proposed expansion shall be completed by September 30, 2023, unless extended by the Planning Board.

Motion carried 5/0/1 Ms. Anthony abstained.

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.

Scott Frankiewicz and Real St. Germaine were present to discuss the application. Mr. Frankiewicz presented his landscape plan, he stated that they had added trees and a chain link fence to the plan. Mr. Frankiewicz explained the rendering and plan to the Board.

Discussion ensued about the choice of trees that are to be planted as the view buffer.

Mr. Burdin stated that they need to act on four waiver requests. He stated that all waivers have the condition that all requests are noted on the plan.

Ms. B. Smith made a motion, seconded by Ms. Baldwin, to grant the waiver to Section VII.A.7. to forego the submission of a traffic study, with the condition that the waiver is noted on the final plan. Motion carried 5/0/1 Ms. Anthony abstained.

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

Ms. B. Smith made a motion, seconded by Ms. Baldwin, to grant the waiver to Section XI.K.1 Paragraph 3(c) to forego the planting of street trees, with the condition that the waiver is noted on the final plan. Motion carried 5/0/1 Ms. Anthony abstained.

Ms. B. Smith made a motion, seconded by Ms. Baldwin, to grant the waiver to Section XI.D(2)(b)(2) to exempt the applicant from requirements to lessen the post development flow rates of a two-year storm to be both less than 50% of the pre-development 2-year flow rate and less than the pre-development 1-year flow rate, with the condition that the waiver is noted on the final plan. Motion carried 5/0/1 Ms. Anthony abstained.

Ms. B. Smith made a motion, seconded by Ms. Baldwin, to grant the waiver to Section IX.Q. to forego construction of sidewalks, with the condition that the waiver is noted on the final plan. Motion carried 5/0/1. Ms. Anthony abstained.

Ms. B. Smith made a motion, seconded by Ms. Baldwin, to approve Case 21-21 with the following conditions:

Prior to the signing of plans:

- 1. The applicant will make the following changes to the plan set
 - a. Revise the landscape plan to depict 10 Thuja Green Giant trees, planted at 20' intervals between the cedars and fence currently depicted**
 - b. Add a note to the plan set identifying the approved special exception for wetland impacts by the NOR ZBA and the date of approval****
- 2. Resolution of remaining stormwater peer review comments to the satisfaction of the Town Engineer**
- 3. The applicant will acquire and provide copies of all necessary federal, state, and local permits including but not limited to a state wetland permit (received) and an NHDOT driveway permit or written confirmation that no such permit is necessary**
- 4. The applicant shall be subject to performance guarantees as agreed to between the applicant and the Town Engineer as follows:
 - a. A schedule of official inspections with respect to consistency of construction with proposed conditions for pavement construction and installation of drainage improvements, with the cost of inspection to be paid by the applicant via escrow**
 - b. A performance bond amount to cover the cost of completing required stormwater improvements****

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

- c. A reclamation bond sufficient to restore the site to a safe and stable condition if the proposed improvements are not completed**
- 5. All escrow accounts and required performance guarantees shall be in place**
- 6. Delivery of 3 signed and stamped paper copies of the plan for signature**

Prior to issuance of a building permit:

- 7. The plans shall be signed by the Chair indicating final approval of the Board**
- 8. This notice of decision shall be recorded at the Rockingham County Registry of Deeds**

Prior to occupancy of the proposed building:

- 9. All required landscaping shall be installed and inspected by the building inspector for consistency with the approved site plan.**

Conditions subsequent:

10.If any portion of lots 80, 79, or 76 is conveyed separately by the applicant or their successors, cross-access easements shall be recorded at the Rockingham County Registry of Deeds sufficient to ensure that all lots may continue to operate in accordance with the approved site plan. The applicant has provided sample easement language to the Town of Northwood for this purpose to be maintained with the records of this decision; the details of any future easement may be negotiated by the applicant and/or their successors provided this purpose is achieved.

11.Landscaping and screening shall be maintained in accordance with the approved landscape plan and maintenance notes by the applicant or their successors.

Motion carried 5/0/1. Ms. Anthony abstained

Internal Business:

Election of Officers:

Ms. Baldwin made a motion, seconded by Mr. Tenley, to nominate Tim Jandebeur for Chair. Motion carried 5/0/1 Mr. Jandebeur abstained.

Mr. Tenley made a motion, seconded by Ms. Baldwin, to nominate Joe McCaffrey as the Vice Chair. Motion carried 5/0/1. Mr. McCaffrey abstained.

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

RFP for Master Plan

Ms. L. Smith stated that they would need to select members to open the proposals for the Master Plan update. Ms. Baldwin and Mr. Jandebour stated that they would open the proposals.

Motion to adjourn is accepted at 8:25PM

Respectfully Submitted,

Susan Austin, Land Use Assistant