

**Town of Northwood
Planning Board Meeting
November 18, 2021**

DRAFT MINUTES

1 **Cases heard during this meeting:**

2 **CASE: 21-16** Joseph D. Carter

3 **CASE: 21-17**, David Pelletier Construction Inc.

4 **CASE: 21-18**: Ledgewood Realty Trust/Millstone Realty

5 **CASE 21-19**: Patriot Holdings

6

7 **Present:** Chair Tim Jandebour, Vice Chair Joe McCaffrey, Betty Smith, Selectmen
8 Representative Hal Kreider, Lee Baldwin, Jeff Tenley, and Bob Strobel (Alternate)

9 **Voting Designation:** Betty Smith, Jeff Tenley, Tim Jandebour, Joe McCaffrey, Hal
10 Kreider, Lee Baldwin, Bob Strobel

11 **Town Staff:** James Burdin, Town Planner, Linda Smith, Land Use Specialist, and
12 Susan Austin, Land Use Assistant.

13 **Minutes:**

14 *October 28, 2021*

15 Tabled until the next meeting

16 *November 4, 2021*

17 **Ms. B. Smith made a motion to approve the minutes of November 4, 2021. Mr.**
18 **McCaffrey seconded. Motion carried 7/0**

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

22

23 Mr. Burdin stated that they have received a request to continue this case.

24

25 **Ms. B. Smith made a motion to continue Case 21-16 until December 9, 2021. Mr.**
26 **McCaffrey seconded. Motion carried 7/0.**

27

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

32

33 *Bob Strobel recused himself.*

34 **Voting Designation:** Betty Smith, Jeff Tenley, Tim Jandebour, Joe McCaffrey, Hal
35 Kreider, and Lee Baldwin.

36

37

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1 Scott Frankiewicz from New Hampshire Land Consultants was present to discuss the
2 changes to the application. He stated that they were in front of the Board last month,
3 and the Board accepted the application as complete. There was quite a bit of
4 discussion about the layout of the subdivision, and suggestions from the public about
5 how to reconfigure the layout. He stated that they took those comments and
6 reconfigured the layout. They came up with two concepts; one they can do per
7 regulations that they would still need a variance or special exception for wetland
8 crossing, but it meets all the all the open space regulations. It reduces the lots to one
9 and a half acres, still with 150 feet of frontage because they still have to get the well
10 radius within the lot lines and eliminates the 100-foot waiver that they were asking
11 for. All the lots are at least 100 feet wide. From the left to the right (on the site plan) is
12 150 feet at 1.74 acres, the next lot is 150 feet and 1.72 acres, the next is 1.51 acres
13 and then the final lot didn't change from the original submittal. This plan preserves
14 three and a half acres on the back side in open space. They will still need a waiver
15 because of the 20-foot strip, as well as a special exception from the ZBA for the
16 wetland crossing. He stated that they did take the suggestion of combining the
17 driveways a little differently; the lower one will have two lots off of it and the upper one
18 will have two lots off of it, so they would be asking for a waiver on that as well.
19 For the second concept there was a lot of talk about the Yearling development in
20 Barrington. Currently in Northwood, you can't have more than one single-family
21 residence on one on a lot. This is another idea that is allowed in other
22 towns in the area. It's a few simple small lots with a cul-de-sac servicing each home.
23 He stated that the plan is showing five lots because that's what the prior approval was
24 for, a 5-unit condo. To make this layout viable for the developer, he would need the 5th
25 lot to pay for the road. That leaves 6.36 acres of open space with this layout. This
26 layout will require variances for lot frontage and lot sizes.

27
28 Chair Jandebour opened the public comment.

29
30 Bob Strobel

31 Mr. Strobel stated that he wanted to express his appreciation to the applicant
32 for coming up with these designs. He stated that he spent a few weeks looking at
33 alternatives to propose tonight, and Mr. Frankiewicz produced them for him. He also
34 expressed appreciation to the Board for looking into the alternatives. He stated that as
35 far as the revised plan goes, he finds it much more tasteful. It solves a few problems,
36 mainly the driveway, where they are looking at one impact over that space rather than
37 multiple. As it was pointed out, in Barrington, those units sold within 6 months. He
38 stated that he mentioned before that it was beginning to look a lot like New Jersey, but
39 this reconfigured plan is more like New Jersey done in New Hampshire style, as
40 opposed to multiple large homes that are totally out of character for this area.

41
42 Chair Jandebour closed the public comment.

43
44 **Ms. B. Smith made a motion to continue Case 21-17 until January 27, 2022. Ms.**
45 **Baldwin seconded. Motion carried 6/0.**

46 *Bob Strobel returned to the table.*

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1 **Voting Designation:** Betty Smith, Jeff Tenley, Tim Jandebour, Joe McCaffrey, Hal
2 Kreider, Bob Strobel, and Lee Baldwin.

3 **New Cases:**

4
5 **CASE: 21-18:** Ledgewood Realty Trust/Millstone Realty, 1090 First NH Turnpike, Map
6 217 34,35,36. The applicant is requesting a Minimal Impact Review for the following:
7 permission to work on culverts and road west of the powerline prior to receiving the
8 AOT permit for the quarry.

9
10 Peter Holden was present for the applicant. Mr. Holden stated that they received final
11 planning board approval for the quarry in April, as well as ZBA approval prior to that.
12 What they are requesting now is a modification to the prior conditions of approval to
13 allow wetland crossings be installed prior to the issuance of the AOT permit issued by
14 NHDES. They have received their wetland approval from the state, and they are
15 waiting for their Alteration of Terrain permit. What they're here tonight for is to see if
16 they could get permission from the planning board to allow Mr. Docko to work on the
17 road that's going to access the quarry. He has to make some improvements to the
18 access road as part of his planning board approval. The planning board wanted to
19 have it as a private road and it needed to be 18 feet wide. Right now, it's about 14 feet
20 wide, so he's going to end up adding a couple feet to each side of the road and
21 he has a wetland crossing that. In order to widen the road, he has to extend the
22 culvert. There's a large wetland crossing where the beavers have flooded the land
23 and he's going to build a box culvert there. It's four feet wide and it's five feet tall and
24 and they made it that big not because of the water but because DES wanted animals
25 to be able to go through the culvert. He stated that they were asking if they could
26 modify their approval slightly to allow Mr. Docko to work on the road.

27
28 **Ms. B. Smith made a motion to find the application complete. Mr. Strobel**
29 **seconded. Motion carried 7/0**

30 **Ms. B. Smith made a motion to find that no regional impact exists with this**
31 **application. Mr. Kreider seconded. Motion carried 7/0**

32 **Ms. B. Smith made a motion to approve Case 21-18 with the following**
33 **conditions:**

34 **Prior to final approval (signing of plans)**

- 35
36 **1. Resolution of all items identified in the latest version of the document**
37 **“JEB Changes to Planset”**
38 **2. The applicant will acquire all necessary federal, state, and local permits**
39 **and provide copies to the Town, with the exception of an NHDES**
40 **Alteration of Terrain permit (as noted below) and NH DES Wetlands permit.**
41 **3. The applicant will acquire an updated NHDOT driveway permit or written**
42 **confirmation that no such permit is necessary for the new excavation**
43 **areas.**

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- 1 **4. Deliver three signed and stamped paper copies of the final plan for**
2 **signature**
- 3 **5. The applicant will attain the following milestones related to the proposed**
4 **access road:**
- 5 **a. A variance permitting impacts to the Wetland Conservation Overlay**
6 **District and its buffer where it overlaps with the Conservation Area**
7 **Overlay District shall be approved by the Northwood ZBA**
- 8 **b. A list of required inspections and/or certification milestones for all**
9 **required drainage and roadway improvements shall be agreed to**
10 **between the applicant and the Board of Selectmen or their designee.**
- 11 **c. The applicant will provide escrow payments sufficient to cover the**
12 **costs of all required construction inspections.**
- 13 **d. The applicant will provide a reclamation bond or other surety**
14 **acceptable to the Board of Selectmen for the purpose of restoring**
15 **any incomplete roadway or drainage improvements to a safe and**
16 **stabilized natural condition, in an amount agreed upon by the**
17 **applicant and Selectmen or their designee.**
- 18 **6. Completion of all conditions necessary for final approval within 18 months**
19 **of conditional approval. The Planning Board may extend this deadline for**
20 **good cause by a majority vote.**

21
22 **Prior to excavation of materials for the existing access road**

- 23
- 24 **7. The site plan shall be signed by the Chair of the Northwood Planning Board**
25 **indicating final approval of the Board.**
- 26 **8. Sheet 2a (Detailed Conditions of Approval) recorded at the Rockingham**
27 **County Registry of Deeds within 6 months of final approval.**
- 28 **9. All wetland crossing shall be completed**
- 29 **10. The applicant will acquire and provide copies of an NHDES Alteration of**
30 **Terrain Permit to the Town.**
- 31 **11. Excavation Permit Case 19-20 shall be approved, all applicable conditions**
32 **precedent of approval met, and the excavation permit issued.**
- 33 **12. Only excavation of materials necessary for the improvement of the existing**
34 **access road may occur prior to the road's completion.**
- 35 **13. The applicant will provide to the Town engineers a plan of the area to be**
36 **excavated for road construction materials for the purpose of determining**
37 **the amount of a reclamation bond or other surety acceptable to the Board**
38 **of Selectmen for the purpose of restoring the excavation according to the**
39 **approved reclamation plan.**

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1 **14. The applicant will provide a reclamation bond or other surety acceptable to**
2 **the Board of Selectmen for the purposes described above in an amount**
3 **agreed to by the applicant and Town engineers.**
4

5 **Prior to commercial excavation:**

6
7 **15. Improvements to the existing access road shall be completed and**
8 **stabilized.**

9 **16. All proposed stormwater features shall be installed.**

10 **17. Any final inspections related to installation of wetland crossings,**
11 **stormwater features, and road construction shall be completed.**
12

13 **Conditions Subsequent**

14 **18. The applicant shall remain compliant with all conditions subsequent of**
15 **Excavation Permit Case 19-20, including but not limited to the approved**
16 **reclamation plan.**

17 **19. Upon completion of the gravel operation and reclamation of all excavation**
18 **areas the applicant or their successors shall place the subject property into**
19 **permanent conservation as described in note 9 on sheet 2-a.**
20

21 **Mr. Kreider seconded. Motion carried 7/0**
22

23
24 **CASE 21-19:** Patriot Holdings, LLC 1060 First NH Turnpike. The applicant is
25 requesting a Major Site Plan Review. The applicant is proposing an expansion of an
26 existing self-storage site.
27

28 **Ms. B. Smith made a motion to find Case 21-19 application complete. Mr.**
29 **Strobel seconded. Motion carried 7/0.**

30 **Ms. B. Smith made a motion to find the application complete. Mr. Strobel**
31 **seconded. Motion carried 7/0**

32 Nathan Chamberlain with Fieldstone Land Consultants was present to discuss the
33 application. He stated that the applicant was proposing an expansion to an existing
34 self-storage facility. The site is an existing warehouse with an automobile repair shop
35 and also a residence, a mobile home that will be removed. He stated that the plan to
36 improve the access to the site by bringing the road down around here (referencing the
37 site plan) He continued to describe the proposal to the board using the site plan. He
38 stated that the existing storage units were approved in 2015. The expansion they are
39 proposing is a long narrow line that extends to the back about 30 acres. There is a
40 large wetland that comes up into the site, but there is some upland in the back that
41 they would like to access with this proposed driveway. This is a very low intensity use.
42 There is not a lot of traffic. He stated that they have requested a waiver for a traffic
43 study. There is an existing well and septic system for these buildings. These buildings

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1 have bathrooms, but obviously the residence is the heaviest load on the septic, and
2 they plan on removing the residence. There will be underground electric to run the
3 lights, which will be basic security lights. There will be no power in the units
4 themselves. There is an existing stormwater basin that was added for the last
5 development that is capturing all of the run off from the pavement and routing it down
6 a scale all the way to the back. They have proposed an infiltration basin in the back
7 which will mitigate the increase in stormwater runoff and provide treatment as well.
8 They have submitted a drainage report that shows that they've mitigated the runoff
9 and decreased the discharge from the site in all storms. He stated that they have also
10 supplied a lighting plan. The proposed lighting consists of basic security lights that
11 are fully shielded and downcast. He stated that they are proposing a little bit of
12 landscaping. There was landscaping done on the last approval, and what they are
13 proposing here is tree screening out in the front per the regulation. They don't plan on
14 having an office or any set hours, the facility will be accessible 24/7.

15

16 Discussion ensued pertaining to the last approvals for this site. The board asked to
17 see the two recorded agreement and releases of RSA 674:41, one dated June 25, 1985
18 and the other dated July 16, 2016. The board also stated that they would like a site
19 walk for this property. A site walk was scheduled for November 20, 2021 at 1 PM.

20 Mr. Burdin suggested that the board send the drainage analysis and plans out for peer
21 review.

22 **Ms. B. Smith made a motion to send the drainage analysis to the town engineer**
23 **for a peer review at the applicant's expense. Ms. Baldwin seconded. Motion**
24 **carried 7/0**

25 Mr. Burdin stated that before the next meeting, the board should consider a whether a
26 performance bond for completion of required storm water improvements for
27 reclamation to restore the site to a safe and natural state are warranted.

28 **Ms. B. Smith made a motion to continue Case 21-9 until Saturday November 20**
29 **at 1 PM, and January 13, 2022 at 6:30 PM. Ms. Baldwin seconded. Motion**
30 **carried 7/0.**

31 **INTERNAL BUSINESS:**

32 CIP: Mr. Burden stated that he spoke with NHMA regarding the CIP subcommittee,
33 and they gave the board to go ahead to proceed with the subcommittee as laid out by
34 Dave Stack.

35 Voluntary Merger: Notice of Voluntary Merger pursuant to RSA 674:39-a

36 Chair Jandebeur read the voluntary merger into the recorded, and signed it.

37 *The undersigned Betsy Dunbrack of Northwood owners of two or more certain parcels or*
38 *tracks of land situated on Lower Camp Road, Northwood, New Hampshire, known as lot*

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1 *numbers: lot 3 and map 124 lot 4 to which reference references hereby made, and*
2 *having requested approval by the Northwood Planning Board to declare the land*
3 *described as a single lot of record, in consideration of mutual agreements, do hereby*
4 *covenant grant and agree to and with the town of Northwood its successors and*
5 *assigns, as follows:*

- 6 *A. agree that all those portions of this partial cannot be sold separately without*
7 *lawful subdivision from the Town of Northwood Planning Board;*
- 8 *B. agree that this track or parcel will be treated as a single parcel of land for tax and*
9 *other purposes;*
- 10 *C. this covenant shall run with and be binding upon the foregoing tract of land and*
11 *every part thereof and shall be recorded in the Rockingham County Registry of*
12 *Deeds as evidence thereof. In each and every deed to this parcel or tract the*
13 *owner shall undertake to insert a clause referring to this covenant and binding*
14 *the grantee to it*

15 Zoning Amendments: Ms. L. Smith stated that the zoning amendments are still out for
16 legal review, but they would like to hold the first public hearing on the amendment on
17 December 9. They will need a motion from the board to post them for public hearing.

18 **Ms. B. Smith made a motion to hold a public hearing for the proposed zoning**
19 **amendment on December 9, 2021. Mr. Strobel seconded. Motion carried 7/0**

20 **Adjournment**

21 **Ms. B. Smith made a motion to adjourn at 8:49 pm. Selectman Kreider seconded.**
22 **Motion carried 6/0.**

23 ***Respectfully Submitted,***
24 ***Land Use Staff***