

**Town of Northwood
Planning Board Meeting
July 28, 2022**

Draft

1 Cases:

2 *Case 22-6 Millstone/Docko-Continued*

3 *Case 22-7 Millstone/Docko-Continued*

4 Topics covered

5 *Master Plan Sub Committee*

6 *CIP Subcommittee*

7 *Zoning Changes*

8

9 Chair Jandebour called the meeting to order at 6:30 PM

10

11 **Present:** Chair Tim Jandebour, Lee Baldwin, Judi Anthony, Joe McCaffrey, Bob
12 Strobel (Alternate) and Dave Copeland (Alternate)

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14 **Voting Designation:** Chair Tim Jandebour, Lee Baldwin, Judi Anthony, Joe
15 McCaffrey, Bob Strobel (Alternate) and Dave Copeland (Alternate)

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17 **Town Staff Present:**

18 **Linda Smith, Land Use Specialist**

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20 **Minutes**

21 July 14, 2022

22 May 31, 2022

23 **Ms. Baldwin made a motion, seconded by Mr. McCaffrey, to approve the minutes**
24 **of July 14, 2022, as amended. Motion carried 6/0.**

25 **Ms. Baldwin made a motion, seconded by Mr. McCaffrey, to approve the minutes**
26 **of May 31, 2022, as amended. Motion carried 6/0.**

27 **CONTINUED CASES**

28 **Case 22-6** Millstone Realty Trust, 1090 First NH Turnpike, Map 217/35. Applicant is
29 requesting an extension of approval date for operation of a minor site plan for an
30 existing gravel pit/quarry operation; original approval was granted on April 8, 2021.

31 **Case 22-7** Millstone Realty Trust, 1090 First NH Turnpike Map 217/35. Applicant is
32 requesting an extension of approval date for an excavation permit for a gravel
33 pit/quarry operation; original approval was granted on April 8, 2021.

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35 Chair Jandebour stated that they have received a request to continue this case.

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37 **Ms. Baldwin made a motion, seconded by Ms. Anthony, to continue Cases 22-6**
38 **and 22-7 until August 11, 2022. Motion carried 5/0/1; Mr. Copeland recused**
39 **himself.**

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1 **INTERNAL BUSINESS**

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3 CIP

4 Mr. Strobel stated that the subcommittee met on July 27. He had one question for
5 clarification. There are to be two Planning Board members, how do alternate members
6 fit into that? Ms. Smith suggested making a motion as a board that they would change
7 the wording to allow any member of the Planning Board, alternate or regular member
8 to serve as the chair of a subcommittee.

9 **Ms. Baldwin made a motion, seconded by Mr. McCaffrey, to change the wording**
10 **of the Board Procedures to allow any member of the Planning Board to serve as a**
11 **chair to the subcommittee. Motion carried 6/0.**

12 The next meetings of the CIP Subcommittee are August 8, at 6:30 PM and August 16,
13 at 6:30 PM.

14 Master Plan Subcommittee

15 The next meeting is August 1 at 10:30.

16 Zoning Changes to look at for 2023

17 Possible changes discussed:

- 18 • Elderly housing-changing the language to include workforce housing? There is
19 a house bill that goes into effect in 2023. HB 1661
- 20 • Duplex setbacks-do they want to clarify that the 20-foot setback includes
21 duplexes?
- 22 • Road Frontage-should they change the language, so it must be contiguous?
- 23 • Non-conformity-the wording of the ordinance should match the practice, or the
24 difference between improving the situation versus not making it worse.
- 25 • Open space-to change from 20 acres to 10 acres and include an overlay deed
26 restriction on the open space.
- 27 • Large scale business setbacks-clarifying the language in the purpose section
28 and the setbacks.
- 29 • Agricultural Soils Overlay District-Consider lower thresholds for agricultural
30 soils subdivisions, discussed possible restrictions to site plans.
- 31 • Permitted conversion of seasonal dwelling-adding language to the ordinance for
32 clarification.

33 *Motion to adjourn is accepted at 8:30 PM*

34 **Respectfully Submitted,**

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37 **Susan Austin, Land Use Assistant**

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