

**Town of Northwood
Planning Board Meeting
July 30, 2020**

DRAFT MINUTES

1 Vice Chair Baldwin called the meeting to order at 7:00 PM.

2
3 Vice Chair Baldwin stated: As Chair of the Northwood Planning Board, I find that due
4 to the State of Emergency declared by the Governor as a result of the COVID-19
5 pandemic and in accordance with the Governor's Emergency Order #12 pursuant to
6 Executive Order 2020-04, this public body is authorized to meet electronically.

7
8 **PRESENT:** Bob Strobel, Selectmen's Representative Hal Kreider, Vice Chair Lee
9 Baldwin, Joe McCaffrey and Victoria Parmele. (all members listed participated
10 electronically)

11
12 **TOWN STAFF PRESENT:** Linda Smith and Susan Austin, Land Use Department.
13 James Burdin, Town Planner.

14
15 **VOTING DESIGNATION:** Bob Strobel, Selectmen's Representative Hal Kreider, Vice
16 Lee Baldwin, Joe McCaffrey and Victoria Parmele.

17
18 **CONTINUED CASES:**

19 **CASE 18-13 and 19-20**

20 Millstone Realty Trust & Ledgewood Realty Trust 1070 First NH Turnpike Map 211
21 Lots 2,14,15,16,17 and Map 217 Lots 34,35,37 Applicant seeks a Minor Site Plan
22 Review and is proposing an expansion of and existing gravel pit/quarry.

23 Millstone Realty Trust & Ledgewood Realty Trust 1070 First NH Turnpike Map 211
24 Lots 2,14,15,16,17 and Map 217 Lots 34,35,37. Applicant seeks an Excavation Permit.

25 Vice Chair Baldwin stated that they had a request to continue this case.

26 **Ms. Baldwin made a motion to continue Case 18-013 and 19-20 until August 27,**
27 **2020. Mr. McCaffrey seconded. Motion carried by roll call vote 5/0**

28 **CASE 19-6:**
29 Joseph Carter/Fatherland Family Trust. First NH Turnpike and Harmony Hill Road.
30 Map 222 Lot 54. Applicant proposes a minor site plan review to build a miniature golf
31 course and refreshment service.

32
33 **Mr. McCaffrey made a motion to continue Case 19-6 until August 27, 2020.**
34 **Selectman Kreider seconded. Motion carried by roll call vote 5/0**

35
36 **CASE 19-17**
37 Cerebral Development LLC (Chris Meyers) 126/134 First NH Turnpike, 36 Bean Road
38 and 24 Rochester Road. Applicant seeks to create a Major Subdivision and Lot Line
39 Adjustment between five lots and to create five new lots fronting on a proposed town
40 road. The proposed town road will be 300 feet in length and connect to Route 4. Four
41 of the lots will be for commercial use and one will remain residential.

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1 Chris Meyer was present to speak about his application. Mr. Meyer stated that Mr.
2 Burdin sent language to him to incorporate into his easement document. He wants to
3 make sure that he added Kimberly's lots on to the owners and the members of the
4 open space. Mr. Burdin stated that they have the original covenant protective
5 language that Mr. Meyer submitted to them with his original application. Last time
6 they talked about some questions that came up during the legal review. As a result of
7 that, he sent Mr. Meyer a list of changes that he has agreed to make but has not yet
8 made in the document. Mr. Burdin stated that in his staff report he has listed it as
9 number 2a. Earlier this week, Mr. Meyer reached out to address the fact that he
10 wanted to add lot 234/7.4 as one of the beneficiaries. That is condition 2b. The third
11 change that Mr. Meyers addressed relates to the prohibited and restricted uses. Under
12 the protective covenant, section one deals with the open space, under that subsection
13 b lays out prohibited activities. Paragraph 3 states "no livestock, cattle, pigs or poultry
14 are permitted within the open space. Mr. Meyer followed up with him and asked if they
15 could move that from prohibited activities to the restricted activities.

16
17 **Mr. McCaffrey made a motion to approve Case 19-17 with the following**
18 **conditions:**

19
20 **Prior to the signing of plans:**

21 **1. Make the following changes to the plans:**

22 **a. Revise the note contained on lot 234-12. OS to reflect that lot 234-7.4**
23 **is intended to also be a beneficiary of the open space in addition to lots**
24 **234-11, 234-12.1, and 234-12.2**

25 **b. Add a note to the plan indicating that 234-11 and 234-12.1 share the**
26 **benefits of an easement conferring lot-loading rights for the purposes of**
27 **future development on those lots (and associated septic improvements) as**
28 **may be regulated by NHDES**

29
30 **c. Add a note indicating the original proposal to convert Bean Road to a**
31 **Class V town road was withdrawn by the applicant during review, and the**
32 **status of Bean Road remains as a private driveway for lot 234-12.2 unless**
33 **amended by a future application to the Town of Northwood.**

34
35 **d. Add a note that no alteration of the existing driveways of lots 234-11**
36 **and 234-12.1 or the configuration of Bean Road is contemplated as part of**
37 **this boundary line adjustment, and that driveway permits will be obtained**
38 **at a future date as known uses are identified for these parcels.**

39
40 **2. Make the following changes to the proposed protective covenants:**

41 **a. Incorporation of all edits proposed in the document "Cerebral**
42 **Development Covenant Changes"**

43 **b. Revise the description of lots to reflect that lot 234-7.4 is intended to**
44 **also be a beneficiary of the open space in addition to lots 234-11, 234-**
45 **12.1, and 234-12.2; lot 234-7.4 is not intended to benefit from the lot**
46 **loading benefits conferred upon lots 234-11 and 234-12.1**

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- 1 **c. Move paragraph 1.A.iii regarding livestock to Section C “Restricted**
2 **Activities” and add requirements for notice and written consent**
3 **consistent with those required in Section 1.C.i.**
4 **3. Review and approval of the final protective covenants by Town legal counsel**
5 **with the cost of review to be paid by the applicant.**
6 **4. The applicant will acquire and provide copies of all necessary federal, state,**
7 **and local permits to the town including, but not limited to a subdivision permit**
8 **from NH DES for lots 234-11 and 234-12.1.**
9 **5. Provide certification of monument installation as required by Section 3.06**
10 **6. Deliver three signed and stamped copies of the plan and one signed and**
11 **stamped mylar to the Town for signature. Prior to the issuance of a building**
12 **permit:**
13 **7. Record the plat and protective covenants with the Rockingham County**
14 **Registry of Deeds within 1 year of this decision.**
15 **8. Provide a state-approved septic design for each lot prior to issuance of a**
16 **building permit for that lot.**
17
18 **Mr. Strobel seconded. Motion carried by roll call vote 5/0.**
19
20 **Mr. McCaffrey made a motion to adjourn at 8:15 PM. Selectman Kreider**
21 **seconded. Motion carried by roll call vote 5/0.**