

**Town of Northwood
Planning Board Meeting
August 25, 2022**

Draft

1 Cases:

2 **CASE 22-10:** *Justin Binette and Glenn Brackett*

3
4 Topics covered

5 *Master Plan Sub Committee*

6 *CIP Subcommittee*

7 *Zoning Changes*

8
9 Chair Jandebaur called the meeting to order at 6:35 PM

10

11 **Present:** Chair Tim Jandebaur, Judi Anthony, Vice-Chair Joe McCaffrey, Selectman
12 Hal Kreider, Betty Smith, Bob Strobel (Alternate) and Dave Copeland (Alternate)

13

14 **Voting Designation:** Chair Tim Jandebaur, Judi Anthony, Vice-Chair Joe McCaffrey,
15 Selectman Hal Kreider, Betty Smith, Bob Strobel (Alternate) and Dave Copeland
16 (Alternate)

17

18 **Town Staff Present:**

19 Planner James Burdin, Land Use Specialist Linda Smith

20

21 **Minutes**

22 **Motion is made by Mr. Kreider, second by Mr. Copeland to approve the minutes
23 of 7-28-2022 as written. Vote: 4/0/2**

24 **Motion is made by Mr. Copeland, second by Ms. B. Smith to approve the minutes
25 of 7-14-2022 as amended. Vote: 6/0/1**

26 **Motion is made by Ms. B. Smith, second by Mr. Kreider to approve the minutes
27 of 6-23-2022 as amended. Vote: 5/0/2**

28 *Member Lee Baldwin arrives at 6:35*

29 **PRELIMINARY CONCEPTUAL CONSULTATION**

30 Pelletier, Storage Units, Map 216/Lot 6. Scott Frankiewicz, NH Land Consultants is
31 present to speak for David Pelletier. Mr. Frankiewicz shows a conceptual plan for 154
32 storage units of different sizes. He explains the location of the proposal and previous
33 approval for Northwood Power Equipment which was not built. He notes that the
34 units are proposed to be standard rental units and not climate controlled. Chairman
35 Jandebaur asks about building setbacks and notes his concern about buffers for
36 residential abutters. Board members ask general questions regarding the proposal.
37 Chairman Jandebaur adds that the board will be looking at buffers, lighting, hours of
38 operation, etc. Mr. Strobel asks about open space being included in the proposal.

39 **NEW CASE**

40 **Case 22-10 Justin Binette and Glenn Brackett, Blakes Hill Road, Map 224, Lots 8
41 and 8-1.** Applicant wishes to amend the subdivision approved on April 8, 2021, in

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1 order to relocate the driveway for lot 8-1 from the shared driveway to a new location on
2 the frontage of lot 8-1. Mr. Frankiewicz is present with Justin Binette to speak to the
3 proposal. Mr. Brackett is present in the audience.

4 Mr. Frankiewicz states they would like to amend the plan to allow for a single
5 driveway; the plan was originally approved for a shared driveway due to sight line
6 distance being an issue. He notes that the sight line distances have reviewed again
7 and there is 223 feet, if kept within the highway right of way. He adds that there is
8 250' of sight distance using the space under the power lines.

9 **Motion is made by Ms. B. Smith, second by Mr. Kreider to find the application**
10 **completed. Vote: 7/0.**

11 **Motion is made by Ms. B. Smith, second by Mr. Strobel that there is no Regional**
12 **Impact Vote: 7/0.**

13
14 Chairman Jandebour states that he believes the location is of great concern with the
15 curve and sight line. Discussion is held on the location, noting that the new driveway
16 is on the property line next to Ted Wilkinson, not the temporary driveway location. Mr.
17 Kreider suggests the location be marked and the board conduct a site walk to view the
18 location. Mr. McCaffrey states this is a difficult intersection, especially in the winter
19 months. Lengthy discussion on the variables involved that could possibly be safety
20 concerns.

21 Mr. Copeland states his concern that the property owner won't be able to pave it
22 (paved driveways are structures subject to 20' setback) and suggests moving it 20' off
23 the boundary to be able to pave it. Discussion is held on the original easement being
24 dissolved. Discussion is held on the grade/pitch of the driveway being steep. Mr.
25 Strobel suggests a perch design where there is a level area at the top of the driveway
26 where a car can wait before exiting into the roadway.

27 Discussion is held on conducting a site walk to view the site or do individual "drive-
28 byes". Mr. Burdin states that he prefers everyone show up at one time so everyone
29 gets the same info. **Motion is made by Mr. Kreider, second by Mr. Strobel to hold a**
30 **site walk on Saturday, August 27, 2022 at 9 am. Vote:7/0.** Mr. Frankiewicz will
31 mark the originally approved, temporary, and proposed locations

32 Mr. Burdin notes that the applicant will need a waiver again for this application.
33 3.03C 1 requires 250', currently 223'; the board will need to approve a waiver to allow
34 it to be less than the required distance.

35 Public Comments:

36 Abutter Ted Wilkinson, 239 Blakes Hill Road, states he has no issue with the
37 proposed location. He recommends the members look at the large culvert that goes

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1 under the road and continues onto this lot. He states he is willing to assist the
2 property owner to find a solution to have a separate driveway.

3 Glenn Brackett, 278 Blakes Hill Road, is an abutter and is also a property owner of
4 the original approved subdivision. He states he appreciates the members' concern over
5 safety. He adds that he has witnessed 4 accidents on this corner and feels the current
6 approved location is dangerous. He is in favor of the board working to find an alternate
7 location.

8 Michael Scott, 333 Blakes Hill Road, states that he agrees that the current approved
9 driveway location on the bend would be a difficult location for several reasons. He feels
10 the grade and curve of the road could cause anyone going off the road to go into the
11 driveway.

12 **Motion is made by Mr. McCaffrey, second by Mr. Kreider to continue Case 22-10**
13 **to Thursday, September 8 at 6:30 pm. Vote: 7/0.**

14 **Voluntary Merger**

15 Eric and Jason Hardy, Big Buck Road, Map 125 Lots 31 & 32. The voluntary merger is
16 read by Ms. L. Smith and signed by Chairman Jandebaur for recording.

17 **INTERNAL BUSINESS**

18 **Master Plan**

19 Chairman Jandebaur states that the Vision Workshop is scheduled for Monday,
20 August 29, 2022 at 7 pm at Northwood School. He asks that all members and
21 alternates be in attendance. He states that Mr. Robert will be livestreaming the event,
22 which is much appreciated. Mr. Kreider notes that he received some input from
23 residents inquiring about the survey results that were not included in the information
24 provided by the board. After discussing with Tom Morgan it was agreed that he would
25 add an explanation on the website regarding the ".bot" responses and how it was
26 determined those results were not generated by citizens.

27

28 **CIP**

29 The CIP committee met on Wednesday, August 24 and will hold another meeting next
30 Wednesday, August 31. Mr. Strobel states once the draft is approved by the
31 subcommittee, they will provide it to the department heads for review.

32

33 **Zoning Ordinances**

34 Discussion is held on paved vs unpaved driveway. James provides overview of the past
35 process that occurred and the fact that the language was conflicting and was the basis
36 for the proposed change. Mr. Copeland notes that some towns have residential buffers
37 which would include driveways; Northwood does not. Mr. Burdin states this can be
38 addressed in a variety of ways. Mr. Jandebaur states his concern with driveways being
39 along boundary lines.

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2 **Elderly housing-changing the language to include workforce housing. House bill**
3 **HB 1661 goes into effect in 2023.**

4
5 Chairman Jandebour states he is amazed that two state representatives and two
6 others running for state office were not familiar with HB 1661. Mr. Burdin gives an
7 overview of the process changes that have changed with the bill. The main issue of the
8 bill is the allowance for workforce housing to be the same as elderly housing. It can be
9 viewed this way now and will be required July 2023. All of Northwood's elderly
10 housing would apply to workforce housing.

11 3 potential options

- 12 • Amend it to codify with the bill
- 13 • Repeal the elderly housing
- 14 • Make detailed edits for elderly housing- this will require going through the
15 regulation line by line to make any changes.

16 Mr. Strobel asks if we repeal elderly are we in any legal jeopardy. Mr. Burdin states we
17 have not had our provisions challenged to date regarding workforce so it should not be
18 an issue.

19
20 Mr. Kreider notes that the density requirements for elderly are much different than
21 residential - 8/1 ratio, possibly reduce to 1 per acre, instead of 1 per 2 acres (standard
22 residential). Ms. Anthony states the need for affordable and available housing is the
23 basis for the proposed change. Mr. Burdin explains the goal of workforce housing is to
24 create affordable housing based on the housing cost to be no more than 30% of
25 median household income. Lengthy discussion is held on whether the density ratio
26 should be to reduce to 2 units per 2 acres. Discussion is held on how this may/may
27 not affect land values and how it may affect future development. Reference is made to
28 the Master Plan survey results and what current residents would like to see.

29 Mr. Strobel brings up seniors who may want to stay in town; he suggests looking into
30 the idea of zoning districts with varying density requirements. Mr. Burdin states the
31 opinion of NHMA is that the bill does not become retroactive for prior (elderly)
32 approvals. After discussion, it is agreed that the board has limited options for this year
33 based on timing and agrees to go forward with just a change in the density. This will
34 require changing the number in the density table. Mr. Burdin will draft a proposal
35 considering just the change in density. He reads the other current requirements in the
36 regulation such as setbacks, etc.

37
38 Mr. Burdin notes that the current Elderly Housing table needs to be moved forward in
39 the Zoning Ordinance, ahead of the Private Campsite regulation.

40 **Road Frontage-should they change the language, so it must be contiguous?**

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1 Previous discussion was held on this matter.

2 **Non-conformity-the wording of the ordinance should match the practice, or the**
3 **difference between improving the situation versus not making it worse.**

4 Mr. Burdin will draft a proposed change to better clarify matching the practice.

5 **Open Space-to change from 20 acres to 10 acres and include an overlay deed**
6 **restriction on the open space.**

7 After discussion, it is agreed to combine this suggestion with the proposed change for
8 agricultural soils/open space.

9 **Large scale business setbacks; adding the purpose section, and change the**
10 **definition.**

11 After discussion, the board agrees to add the purpose section; and to propose a
12 change the wording to “non-residential” rather than specific uses subject to the
13 regulation.

14 **Agricultural Soils Overlay District-Consider lower thresholds for agricultural soils**
15 **subdivisions to be open space subdivisions.**

16 Board agrees to include and have Mr. Burdin provide recommendation for subdivision.
17 Further discussion is held on making changes to site plan which will need to be a
18 separate discussion.

19 **Permitted conversion of seasonal dwelling to year round-adding language to the**
20 **ordinance for clarification.**

21 Board agrees to have Mr. Burdin include a draft proposal.

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

23 *Respectfully submitted,*

24

25 Linda Smith, Land Use Specialist

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