

**Town of Northwood  
Zoning Board of Adjustment Meeting  
January 25, 2021**

Chair Miller called the meeting to order at 6:30 p.m.

Mr. Miller stated: As Chair of the Northwood Zoning Board or Adjustment, I find that due to the State of Emergency declared by the Governor as a result of the COVID-19 pandemic and in accordance with the Governor's Emergency Order #12 pursuant to Executive Order 2020-04, this public body is authorized to meet electronically.

**PRESENT:** Chair Justin Miller, Vice Chair Pam Sanderson, Brenda DiMatteo, Betsy Colburn and Ted Wilkinson

**VOTING DESIGNATION:** Pam Sanderson, Brenda DiMatteo, Justin Miller, Betsy Colburn and Ted Wilkinson

**TOWN STAFF PRESENT:**

Linda Smith, Land Use Specialist, and Susan Austin, Land Use Assistant

**Minutes**

**Mr. Wilkinson made a motion to accept the minutes of December 28, 2020, as amended. Ms. Sanderson seconded. Motion carried by roll call vote 4/0 Ms. Colburn abstained.**

**CASE 20-2**

Ledgewood Realty Trust and Millstone Realty Trust, 1090 First NH Turnpike, Map 217 Lots 34,35,36, and Map 211 Lots 2,14,15,16,17. Applicant seeks the following relief:

- A variance to article VI.A Section (5)a: Setbacks

Peter Holden was present to speak for this case. Mr. Holden stated that at the last meeting he had presented the board with his criteria for granting the variance. He stated that there was one detail that he wanted to point out that was brought up at the Planning Board meeting about Site D, where the road will cross into Pit C it also has an area where fill will have to go into a wetland. It is approximately 5,150 square feet of impact.

*Chair Miller opened the public hearing*

No public comment

*Chair Miller closed the public hearing*

Mr. Wilkinson stated that he came on to the Zoning Board when they were working on the Special Exception request. He was impressed then, and he is impressed now with the thoroughness with which they have looked over the application, and with the good working relationship back and forth with the engineer representing the applicant.

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Ms. Sanderson stated that they have looked over this and they understand what is happening on this site, and it is really the only route they have to get to this pit.

Chair miller stated that he agrees with Ms. Sanderson, they know this site well and they have discussed this and they are very familiar with it.

Mr. Wilkinson stated that it was his inclination to vote tonight. They know that there will be more information submitted by the applicant's engineer, they have already deferred a potential vote to give the public ample time to comment. Based on all of the testimony presented so far, he is in favor of granting the variance.

Ms. Sanderson asked about Site D, where is it located. Mr. Holden stated that it was east of the power line. Ms. Sanderson stated that they walked this area when this application first came in front of them, and saw the little regions. She would like the elevation noted.

Ms. Smith stated that if the board is comfortable, the board can make it a condition that the detail be put on the record.

**Ms. Sanderson made a motion to grant the variance request to article VI.A Section (5)a (Setbacks) for the area of Pit B with 12,400 square foot of impact, with the following conditions:**

**That the applicant provide additional material on the Pit C impact area of 5,150 square feet be submitted and to be included in this file.**

**That all state, local and federal permits be obtained.**

**Mr. Wilkinson seconded.**

**Motion carried by roll call vote 5/0**

**INTERNAL BUSINESS**

Ms. Smith stated that at the next meeting, they would be having a short meeting before the rehearing with the attorney.

**ADJOURNMENT**

**Ms. Dimatteo made a motion to adjourn at 7:16 PM. Ms. Colburn seconded.  
Motion carried by roll call vote 5/0**

***Respectfully Submitted***

***Susan Austin, Land Use Assistant***