

**Town of Northwood  
Zoning Board of Adjustment Meeting  
February 28 ,2022**

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

**PRESENT:** Vice Chair Pam Sanderson, Ted Wilkinson, and Tom Johnson (administrative capacity only)

**VOTING DESIGNATION:** Vice Chair Pam Sanderson, Ted Wilkinson, and Tom Johnson (administrative capacity only)

**TOWN STAFF PRESENT:**  
Susan Austin, Land Use Assistant, Linda Smith, Land Use Specialist

**CONTINUED CASES**

**CASE 21-10** David Pelletier Construction Old Turnpike Road and Ye Olde Canterbury Road, Map 215 Lot 21-1. Applicant is proposing a common driveway with a wetland impact of 520 square feet and requests the following relief:

- A special exception as specified in the zoning ordinance Article VI Section A.(3).(h)

**CASE 21-11** SBS New Hampshire 2020, 679 First NH Turnpike, Map 222 Lot 34. Applicant wishes to place storage containers within the 20-foot setback and is requesting the following relief:

- A variance from Article IV.B. (4) Setbacks Structures shall be set back from property lines in conformance with the minimum and maximum setback requirements set forth in this section. The minimum setback is 20 feet.

**NEW CASES**

**Case 22-2**

Robb and Kristine Moosa (applicants) Cheryl Barnes (Owner), 172 Lynn Grove Road, Map 115 Lot 8. The applicant proposes to create a new lot without road frontage that meets the criteria in the zoning ordinance and requests the following relief:

- a variance to IV.B(1) length of frontage and IVB1(b) type of frontage. Road frontage is private road; length is 101.82 where 150' is required.

**Case 22-3**

Thirty-Four Bennett Bridge Road Trust, Mark Getty Trustee. 34 Bennett Bridge Road, Map 106 Lot 27&61. The applicant is proposing to replace the existing septic system and is requesting the following relief:

- A variance from Article IV.A Table IV: Setbacks

**Case 22-4**

Harding Metals, INC, 42 Harding Drive Map 234 Lots 76&79. The applicant is proposing to build a 12,000 square foot maintenance building with a small office and parking, relocate the weigh station, and build access roads and drainage facilities and requests the following:

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- A special exception for two wetland impacts (for access ways, of 400 square feet and 1,070 square feet) as specified in the Zoning Ordinance, Article VI Section A. (3)(h)

**Case 22-5**

Graves Family Revocable Trust (Owner) Paula Fletcher (Applicant) Winding Hill Road, Map 238 Lot 2. The applicant proposes to build a single-family home and is requesting the following:

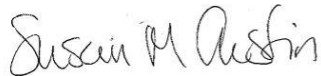
- A variance from Article IV. B Section 1(b) (2) Road Frontage. Lot is located on a private road.

**Mr. Wilkinson made a motion, seconded by Mr. Johnson, to continue all cases until March 7, 2022. Motion carried 3/0**

**ADJOURNMENT**

**Mr. Wilkinson made a motion to adjourn at 6:44 PM. Mr. Johnson seconded. Motion carried 3/0**

*Respectfully submitted,*



*Susan M. Austin, Land Use assistant*