

**Town of Northwood  
Zoning Board of Adjustment  
SITE WALK Minutes 3/26/2022**

Vice Chair Sanderson called the site walk meeting to order at 10 am Lynn Grove Road. Site Walk regarding **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.

**PRESENT:** Vice Chair Pam Sanderson, Ted Wilkinson, Betsy Colburn and Steve Kasanovich; Land Use Specialist Linda Smith; applicants Robb and Kristine Moosa.

**Public Present:** Abutters Bruce & Wendy Desjardins, and Ron Chapdelaine.

Ms. Sanderson states that the purpose of the site walk is to view the site and the road frontage relative to the variance request. She states the purpose is to gather information at the site and the road leading to the site. The applicants explain what they propose to do on the site and show the stakes where the proposed garage will be located. They explained they plan to have a wide opening for the driveway.

Ms. Sanderson asks if the abutters have any comments.

Bruce Desjardins states they have no problems with the proposal and that it will help to keep their home lot clean by being able to store vehicles in the garage. Ms. Desjardins states she also has no objections.

Ron Chapdelaine states he is concerned about stormwater coming down the hill and entering the road or going across the road to the residences if the garage is located in the front of the property. He recommends that the garage be placed 250' to the rear where the land is more level, and it would also reduce the visibility if placed farther back on the land.

Members view the area along the road frontage and then walk back into the lot to view the area where the garage is proposed.

Lengthy discussion is held on whether fire or emergency vehicles could turn and exit if they came into this area. This is a dead end road that lacks a turning radius for large vehicles such as a fire truck. Discussion is held on road maintenance and it is noted that this road is part of the Gulf Village District and the Moosos have received confirmation that if the lot is created, it can become part of the district.

The Moosos are asked about their intention for the second story of the garage. Mr. Mooso states that they intend to use it for storage and possibly a family room. There is a bathroom proposed with a sink and toilet only and the garage will be heated.

**Town of Northwood  
Zoning Board of Adjustment  
SITE WALK Minutes 3/26/2022**

Discussion is held on converting the garage to living space. The Moosas stated they have no problem with a condition that the garage will not be used for living space.

Members walk to the end of Lynn Grove Road where it enters into private property.

**A motion to adjourn was approved at 11:00 am.**

*Respectfully submitted,*

*Linda Smith*

Land Use Specialist