

**TOWN OF NORTHWOOD
PLANNING BOARD
AGENDA
September 23, 2026
6:00 P.M.**

To view this meeting on Live Stream, follow this link: <https://www.sostech.biz/northwood-town-meetings>

6:00 Call to Order and Roll Call
Voting Designation

Public Hearings - Open Space Design & Mixed-Use Development

6:30 Call to Order and Roll Call
Voting Designation

MINUTES

September 9, 2026

CONTINUED CASES:

CASE PB-26-04: Edward Dudek, 275 Jenness Pond Road. Map 203/Lot 2. Applicant seeks a Minor Site Plan application to change the use of an existing structure from a bed and breakfast to a 27-unit apartment building. *(Property currently owned by VMO, LLC) Continued from June 24, 2026, July 22, 2026, and August 26, 2026. Application accepted as complete August 26, 2026.*

CASE PB-26-06: Coastal Land Development, LLC, (unassigned) First NH Turnpike, Map 110/Lot 29. Applicant seeks a Major Site Plan application for a Mixed-Use Development over 13.5 acres, consisting of two stand-alone commercial buildings proposed to be a 4,200 SF veterinarian clinic facility, and a 5,600 SF medical office, and three, three-story residential buildings each with a footprint of 5,363 SF consisting of a total of 36 residential apartments; 18 one-bedroom and 18 two-bedroom units. *(Property currently owned by Northwood Development, LLC) Application accepted as complete June 24, 2026. Continued from June 24, 2026, July 22, 2026, and August 26, 2026.*

NEW CASES

CASE PB-26-09: Scott Frankiewicz, of NH Land Consultants, PLLC, on behalf of Sandra Wilson, requests **Minor Subdivision** approval of a 20.74 acre parcel identified as Tax Map 244, Lot 22, addressed as 225 Lucas Pond Road, to create three lots consisting of 2.30 acres, 2.37 acres, and the remaining parcel will be 16.07 acres, all with 150+ feet of frontage.

CASE PB-26-10: McClure Engineering, Co., on behalf of Big Dog Productions, LLC, requests **Major Site Plan** approval for the construction of two single-story office buildings, each containing approximately 5,000 square feet of gross floor area and designed to accommodate three tenants. Parcel identified as Tax Map 217, Lot 55, located at Jeffrey Drive and First NH Turnpike. *(Property currently owned by Stephen Soucy)*

OTHER BUSINESS

Planner Items

Staff Items

ADJOURNMENT

Upcoming Meetings:

- Planning Board ~ October 14th @ 6:00, 22nd @ 6:30, & 28th @ 6:30
- Zoning Board of Adjustment ~ October 15, 2026 @ 6:30 pm.

"The Planning Board will not take up a new item of business after 9:30 pm. However, the Board may vote to suspend this provision by a majority vote of members present", per item #12 of the Planning Board Rules of procedure adopted August 8, 2024. The agenda to include any other business that may properly come before the board at this time.