Town of Northwood
Planning Board Meeting
March 11, 2021

Cases heard during this meeting:
674:41 *Rainville Family Rev Trust, 96 Broad Cove Road Map 119/11*

Chair Strobel called the meeting to order at 7:00 PM.

Chair Strobel stated: As Chair of the Northwood Planning Board, 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 Bob Strobel, Selectmen's Representative Hal Kreider, Betty Smith, Lee Baldwin and Tim Jandebeur.

TOWN STAFF PRESENT: Linda Smith and Susan Austin, Land Use Department. James Burdin, Town Planner.

VOTING DESIGNATION: Chair Bob Strobel, Selectmen's Representative Hal Kreider, Betty Smith, Lee Baldwin and Tim Jandebeur.

Minutes
Ms. B. Smith made a motion to approve the minutes of February 25, 2021. Selectman Kreider seconded. Motion carried by roll call vote 4/0. (*Lee Baldwin had trouble with her microphone so she did not vote.)*

674:41
Rainville Family Rev Trust, 96 Broad Cove Road Map 119/11

Selectman Kreider asked if anyone had measured the distance from the nearest town-maintained road. He stated that usually, the board will express some concerns if it's further than 1,000 feet. Chair Strobel stated that it was definitely further than 1,000 feet. Selectman Kreider stated that they also ask about any kind of road maintenance agreement among the residents. Ms. L. Smith stated that she asked that question and was told that has been for many years a group of property owners that collaborate and pay for road maintenance. It's not a written agreement that she is aware of. This is a seasonal property that will stay seasonal. They need to do structural work on the under pinning of the camp. It is rather urgent that this be considered.

The Planning Board's comments are as follows:
Keep the road maintained and put the road maintenance into a written agreement.

TRC

Mr. Burdin stated that they have received an application from Chestnut and Cape regarding the elderly housing. They are going to schedule a TRC meeting under the existing rules. Hopefully, going through that process will let them know what they should include in the new procedures.

Chair Strobel stated that Selectman Kreider has sent an email regarding the Owner's Association for the new condos being able to enforce any monitoring. Chair Strobel stated that it's something that that Land Use Staff and maybe the Town Administrator should be involved in. Mr. Burdin stated that general enforceability of Condo documents and how that document relates to other things that they approve, the board should think about those over the next few weeks. The elderly housing proposal is intended to be condo ownership, it may be worth it for the questions being articulated in advance of that application.

Internal Business

Calendar:

Mr. Burdin stated that staff had discussed the calendar that they had put together for last year. He stated that they could use the last years calendar as a template for this year to think about how this year will go forward. The big difference this year is that Town Meeting has been delayed, so that would impact probably most significantly the CIP process. Where normally they would give departments a month or so after Town Meeting to figure out what was funded or what wasn't. This year they would need the information before or immediately after Town Meeting.

Regular Meeting Start Time

Ms. B. Smith made a motion to go back to the 6:30 start time for the regular Planning Board meetings. Selectman Kreider seconded. Motion carried by roll call vote 5/0.

Adjournment

Selectman Kreider made a motion to adjourn at 7:30 pm. Ms. B. Smith seconded. Motion carried 5/0.

Respectfully Submitted,

Susan M Austin

Susan Austin, Land Use Assistant.