

Town of Northwood
Minutes of Meeting of Village District Residents
To See if They Will Establish a Village District
September 25th 2018

Moderator Bob Young called the meeting to order at 6:03 p.m. by reading the warrant.

ESTABLISHMENT OF VILLAGE DISTRICT

Article 1: Shane Wells moved and Mathew Moore seconded to see if the residents will vote to establish a village district pursuant to RSA 52 consisting of all properties with driveways that access Lynn Grove Road, Woods Road, Fiore Road and Lynn Lane for the purpose of maintaining Lynn Grove Road, Woods Road, Fiore Road and Lynn Lane. The properties included in the village district are shown on Tax Maps 112, 113, 115, 116, and 118 and are specifically identified as the following tax lots:

Lynn Grove Road

Map 118, Lots 1.2, 1.3, 2.2

Map 115, Lots 2, 8, 10, 17, 18, 19, 20, 21, 22, 23, 24

Map 113, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30

Woods Road

Map 118, Lots 2, 2.1

Map 116, Lots 224, 25, 25.1, 25.2

Fiore Road

Map 116, Lots 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57

Map 112, Lot 6, 7, 8, 9, 10, 11, 12

Lynn Lane

Map 112, Lot 13, 14

Map 116, Lot 40, 41, 42

Moderator Young stated the Article being moved and seconded, it is now open for discussion:

Don Gardner 123 Lynn Grove Road: Believes there are a lot of discrepancies with the paperwork he has been given regarding the map and lots. Wants to know if the Village District would be open to be sued. Moderator Young stated the Village District would be a municipality similar to the Town of Northwood and could be sued. Would others who did not come, could they sue? Kate Lafond stated that the warrant was posted publicly and the Town has met the statutory requirement of posting.

Don Gardner: Map 118 Lot 1-2 driveway is on Gulf Road and not associated with Lynn Grove. Map 115 Lot 8 Owner on Oakwood Drive. He does not think these 3 parcels should pay as they are not associated with the district. Lot 115 Map 10 also on Oakwood. Map 115 Lot 22-1 needs to be added to list. Map 113 Lot 20 cannot be located on the tax maps. Map 116 Lot 224 should be Map 116 Lot 24. Map 116 Lot 36-1 needs to be added. Map 113 Lot 6 is owned by the Town of Northwood. Would the Town be willing to sell this lot? Map 116 Lot 52 is possibly bank owned. Will the bank be notified to pay and will the bank pay? Gardner stated these are questions to illustrate the errors on the paperwork he has received.

Don Gardner: Old Woods Road has a new house being built (Map 118 Lot 2, 40 ac) Owner has placed logs across the road preventing a thru road turning it into a private road. Gardner stated he wants that owner to be responsible for their own plowing and maintenance and not the Village District.

Moderator Young noted that a District has not yet been established so boundaries cannot be changed. One option would be to make an amendment to Article 1 to remove the parcels in question from the Warrant Article. Another option is to vote the District in, and at the end of the meeting have the parcels in question removed from the District.

Gardner asked what about all the other RSA's involved with a Village District, not just RSA 52? Moderator Young clarified that there are other laws under the tier of RSA 52 and explained that the establishment of a Village District is the creation of a government within the Town of Northwood. Moderator Young suggested that if people are concerned they should vote against this article. Gardner asked about future meetings. Moderator Young explained an established Village District would hold their own meetings with their own officers. Gardner is concerned about the approximately fifty residents who live there that don't have a say and the thirty-two that do and the possibly of a lawsuit.

Gardner wanted to know how to set the tax rate for Village District. Selectman Scott Bryer explained that the Village District sets their own tax rate with assistance from the budget committee. Moderator Young explained a few examples of tax rate setting, but stressed the fact that it is up to the established District. Gardner stated that residents are concerned that their taxes are going up just because the value of their home is higher and thinks the amount should be equal.

John Anderson 61 Fiore Rd: Questioned the ability to collect a flat rate within the District versus leverage from the Town. Richard Brodeur 69 Fiore Road: Stated a pro is that property can be placed on lien. Flat rate can be done but requires more work for association. Moderator Young stated it comes out of the tax bill and is figured on assessed rate. Discussion continued regarding the liening process in regards to the District versus the Town.

Anderson stated there is no proposed budget as of now for road maintenance. Selectman Bryer pointed out that a Village District does have the ability to pursue bonds to spread construction costs over several years.

Steven Robinson 145 Lynn Grove Road: Was for a Village District originally but now believes it should be reevaluated as a group to decide. Selectman Bryer questioned if legal counsel has been consulted in regards to establishing a Village District. The answer was no due to costs.

Gardner explained the differences between the Lynn Grove Association and Beautiful Place Association in regards to association fees and road maintenance.

Eric Buckland 17 Lynn Grove Rd: Part of the Beautiful Place Association and noted he is concerned that he's in the dark about all of this.

Mathew Moore: One benefit to a Village District is if you don't like the budget, as a member you have an opportunity to vote for or against it, and you can vote those elected Village District commissioners out.

Female Citizen: In addition to the association, there are 9 owners of Lynn Grove Road and wants to go on record that she is against a Village District.

Wendy Desjardins 170 Lynn Grove Road: Thinks residents should seek legal counsel and be better educated on the situation.

Moderator Young went on to explain that only registered domiciled residents would be allowed to vote on these articles.

With no further comments and by show of hands, the result of the vote was 17 in favor, 8 opposed. The Article passed.

NAME OF VILLAGE DISTRICT

Article 2: Matthew Moore made a motion to name the district The Gulf Village District. Shane Wells seconded. With no discussion and by a show of hands, the vote was all in favor, 0 opposed. The Article passed.

SELECTION OF OFFICERS

Article 3: Moderator Young then asked for any nominations for the necessary officers.

Commissioner:

Matthew Moore nominated by Shane Wells
Shane Wells nominated by Matthew Moore
Eric Buckland nominated by Matthew Moore

With no discussion and by a show of hands, the vote was all in favor, 0 opposed. The Article passed.

Treasurer:

No Nominations

Moderator Young stated that the commissioners have the authority to appoint a treasurer at their next meeting.

OTHER BUSINESS

Moderator Young then asked if there was any other business to come before this meeting? Seeing none, Moderator Young declared the meeting adjourned at 6:50 p.m.

Respectfully Submitted:
Savannah M. Audet
Town Clerk/Tax Collector