

Northface BOD Zoom Meeting Link

From: melissa . (melissa@fgpm.com)

To: melissa@fgpm.com

Date: Friday, March 26, 2021, 03:27 PM EDT

Hi All

Below is the link for the Board of Director's meeting on Saturday, March 27, 2021 at 9:00am.

I have also attached the Feb 2021 financials for your review as well as additional information on the cell tower.

Have a great night.

Talk soon

Melissa

Northface Resort is inviting you to a scheduled Zoom meeting.

Topic: Quarterly Owners Meeting

Time: Mar 27, 2021 09:00 AM Eastern Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/98900783974?pwd=R2JjN3RFbUdyek1GR1Ind2tGR0RBUT09>

Meeting ID: 989 0078 3974

Passcode: 438165

One tap mobile

+16465588656,,98900783974#,,,,*438165# US (New York)

+13017158592,,98900783974#,,,,*438165# US (Washington DC)

Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 989 0078 3974

Passcode: 438165

Find your local number: <https://zoom.us/j/9123456789>

Melissa Carr

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Northface Resort Agenda 3.27.21.pdf
402.6kB



NF P&L.Balance Sheet 2.28.21.pdf
433.4kB



Infomation Paper - Cell Tower_17_Mar_2021(3).pdf
520.7kB

Northface Resort Condominium Association

March 2021 Quarterly Meeting

March 27, 2021 9am to 10:30 am

Via Zoom

1. Introductions and Roll Call 5 Minutes
2. Presidents Report 10 minutes
3. Treasurer's report 10 minutes
4. Old Business 30 minutes
 - a. Update on Audit
 - b. Update on Rules and Enforcement
 - c. Update on Building 3 Drainage
 - d. Lighting Upgrade
5. New Business 45 Minutes
 - a. Pool Opening & Operations for 2021
 - b. Roof Replacement / Preparing for the Cost
 - c. June Meeting – thoughts on socially distancing on the lawn – should we zoom and then have a social distant owners gathering after?
 - d. Artist Falls Cell Tower Update
 - e. Creation of Committees to Increase Owner Participation
6. Open Discussion - as time permits 15 minutes

Proposed Cell Tower off Artist Falls Road Northface Resort Condominiums Association Informational Point Paper - 17 Mar 2021

Bottom Line: Kevin MacMillan (an abutter to the proposed tower) had appealed the Zoning Board of Adjustment (ZBA) approval of a special exemption for construction of the 166ft tower. At their 17 Mar 2021 Meeting, the ZBA non-concurred (5-0) in granting the appeal. Mr. MacMillan intends to file an appeal this week with the State of New Hampshire's Superior Court.

Background:

- On 20 Jan 2021 the ZBA granted an exemption to the [55 ft height] zoning ordinance allowing installation of a 166ft wireless communication tower (atch 1).
- Northface residents were unaware of the 20 Jan 2021 hearing and thus did not participate or offer any testimony to the artifacts presented. Appeals must be filed within 30 days of the decision.
- Mr. MacMillan filed an appeal within the proper timeframe. Northface residents first learned of the tower after an owner saw the Conway Daily Sun (Wednesday 3 March 2021 edition) front page headline "Planners OK Artist Falls Cell Tower" and read the article of Mr. MacMillan's appeal and subsequently informed others by posting on "Northface Resort Owners Group" Facebook page.
- Many Northface residents had expressed their intention to attend the 17 Mar 2021 ZBA session. Once it became known on Monday 15 March 2021 that this was a meeting and not a hearing, there was no need for strong attendance as there was no testimony or information that could be presented (i.e., no one could speak) – It was a ZBA review limited to the specific points of the filed appeal.

In Attendance at the 17 Mar 2021 Meeting

- Northface
 - Unit 18: Pat and Ben Averill
 - Unit 19: Bob Lang
- Kevin MacMillan of Artist Falls Road (Petitioner)
- Mr. Parisi representing Bear Hill Development LLC/Vertex Towers LLC [The Tower Builders]

Discussion:

- 1) The appeal contained two counts; 1) Adequate plans were not presented and 2) that there was no analysis presented of alternative sites. The ZBA found that the original material presented was complete and thorough. Since the appeal thus did not identify any 1) technical errors or 2) data that was not available at the time, there was no basis to grant the appeal. It was noted that the applicant (Mr. MacMillan) intended to file an appeal with the NH Superior Court [Note: The tower has also been approved by the Planning Board but apparently resolution of appeals is a condition of the Planning Board approval prior to the project moving forward]
- 2) Other data the ZBA discussed from the original proposal
 - The height was based on the minimum height needed for the desired coverage area
 - The proposal stated there was no adequate alternative site
 - The tower will be 1000 ft from Artist Falls Road
- 3) A talk with Mr. MacMillan after the meeting

- He will be filing with Superior Court as early as tomorrow (18 March 2021). He will file as 'Kevin MacMillan et al' in the event others wish to become part of the appeal.
- He believes there are strong grounds that the Superior Court will approve the appeal for a rehearing. He said he expected the appeal to be denied by the Town but that was the first step that had to be taken.

4) Other points:

- The tower will be 12 feet in diameter at the top (i.e., size of a bedroom)
- The balloon used for the sight test was 3-4 feet in diameter
- The picture depicted in the Board of Directors Letter to the town, the view with the tower superimposed, still seems accurate
- Visually not all owners would be impacted by the tower construction. Owners should conduct their own research to assess any other issues of concern

Next Steps: TBD; Discussion at the 27 Mar 2021 Quarterly Board of Directors Meeting (Ref Forest Glen email of 16 Mar 2021, 3:19PM)



TOWN OF CONWAY

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(603) 447-3811
WWW.CONWAYNH.ORG

NOTICE OF DECISION

ZONING BOARD OF ADJUSTMENT

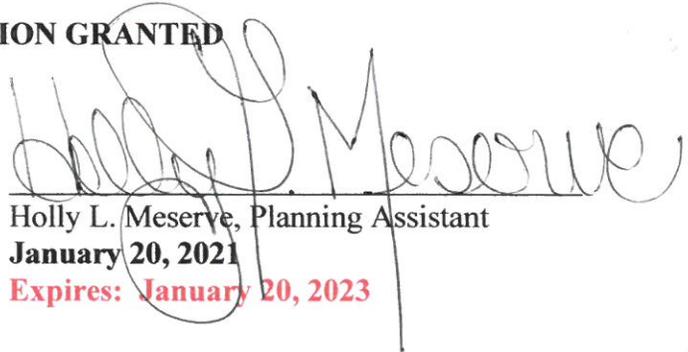
CONWAY, NEW HAMPSHIRE

CASE NO. 21-01

You are hereby notified that the appeal made by **BEAR HILL DEVELOPMENT, LLC/ VERTEX TOWERS, LLC** for a **SPECIAL EXCEPTION** in regard to §190-13.E.(3) and §190-13.K.(12) of the Conway Zoning Ordinance **to allow the installation of a 166-foot-tall wireless communication facility and to allow the wireless communication tower to exceed 55-feet in height** was granted by an affirmative vote of at least three members of the Board.

LOCATION: Artist Falls Road, North Conway, NH
(PID 219-243.1)

DECISION: **SPECIAL EXCEPTION GRANTED**



Holly L. Meserve, Planning Assistant
January 20, 2021
Expires: January 20, 2023

Pursuant to NH RSA674:33 IV regarding special exceptions, this special exception shall expire if not exercised within 2 years of the date of this decision.

NOTE: See N.H. Statutes, RSA Chapter 677, for appeal details.

cc: Assessing Department
Abutters
File