

**TOWN OF NORTHUMBERLAND  
PLANNING BOARD MINUTES  
Weds., August 5, 2015  
Groveton PD/Ambulance Bldg. - Meeting Room  
10 Station Square  
Groveton, NH  
7:00 P.M.**

Board members present: Addy Hall, Gloria Brisson, Al Rossetto, Jim Weagle, T. Sutherland  
Others: Elaine Gray, Rebecca St. Cyr – Recorder

J. Weagle opened the meeting at 7:10 pm.

**1. MINUTES of June 25<sup>th</sup> and July 1, 2015 Meetings**

Motion to approve the June 25, 2015 minutes by: A. Rossetto  
2<sup>nd</sup> by: G. Brisson, All in Favor 3-0

Motion to approve the July 1, 2015 minutes by: A. Rossetto  
2<sup>nd</sup> by: G. Brisson, All in Favor 3-0

**2. Follow-up on Grenier to Meunier Conveyance**

E. Gray said at the last meeting we had said to send a letter to both owners recommending the lot line adjustment, pending contacting the attorney first. The attorney basically said what LGC had said. If it wasn't voluntarily merged by them (the owners), for any reason to include the whole lot as one. The 2 in the back Greniers never put any buildings on it. The Town merged the lots for tax purposes because there was only one deed. That's typically what the Town did. The Groveton Heights plan is upheld because it was never voluntarily merged. J. Weagle said when it was originally planned there was not a Planning Board; if a bank was involved – they would want it surveyed. Since its being voluntarily merged, there's not much we can do. If there is ever a dispute over the lines, it would be between the owners. A. Hall discussed the pins that were removed. If they wanted to put in back into lots they would need to come back to the Planning Board. The property will need to be re-assessed for tax purposes.

E. Gray said for an example of voluntary merger, Rob Larson had about 6 lots that were all assessed as one, the town lawyer said it should be as one lot. The title was clouded because the mortgage for the house was only on one of the lots, but Larson put the driveway to the house on another lot, and a wind tower for the house on another lot. The back part of the property was put into current use (as one lot) and he got an intent to cut timber for it as one lot.

G. Brisson commented about what Steve Fogg and the Town Attorney said.

**3. Right-of-Way Question –**

State Street, US Route 3 – There are 2 properties (Jaworowski & Bacon), Mr. Bacon has built a new garage and has started coming out over the Jaworowski property. The Board agreed that the 2 landowners need to come to their own agreement, there isn't anything that the Planning Board can do. The State used to own some of the property, so there could be an easement. The deeds will show an easement if it's there, otherwise they will need to come to agreement. E. Gray said she will review the deeds.

#### **4. Any Other Business**

J. Weagle discussed the cell tower and the original offer of free service. Now we are being told there will be a cost for the service. Eversource (PSNH) is saying that free service was never offered. Weagle was not sure if it was verbal or if it's documented in the Planning Board minutes. They are asking for something in writing. A letter will be drafted to send out to Emergency Services. A. Rossetto asked if the letter can be made public. J. Weagle said at this time, it will only be documented in the minutes. Rossetto commented that Northern Pass is doing all that they can to destroy the North Country, this is just another incident. He feels that it should be made public.

Rossetto asked if NCIC agrees with this. Weagle said NCIC has only a small stake in the tower. In VT, Eversource is putting in a line similar, most of which will be buried. Rossetto commented there were only 12 letters received, the majority of them were positive. A. Rossetto further reviewed, he said we are going to see the towers and we have no say. We can make it public that we have no say! Anything that gives a steady income stream is a hot ticket right now. Rossetto discussed his property in CT, which has a cell tower on it, which brings in a steady income. J. Weagle said they are still working on getting service. TCC Networks, T-Mobile that would carry multiple carriers. The Board further discussed.

A. Hall asked if there are any new developments at the mill site. J. Weagle said nothing that can be made public. The Board further discussed.

The Dollar Tree store is now open. Kwik Stop is open, the gas pumps opened today.

The Groveton Market property – Donna Crompton has put a notice of her sign business in the window, but hasn't been in for any permits yet. Consensus was she should come to the Planning Board with her business plan. G. Brisson commented if the use is changed it needs to come before the Planning Board because we are planning for the whole Town, and how will it affect other businesses or residences. Crompton needs to understand the rules and advise what the hours will be, changes to the building, signs, parking, etc. T. Sutherland commented that some wait until the last minute and then come to the Board; businesses need to understand the rules, permitting, etc.

J. Weagle discussed the lagoons and the "Dam" permit required.

G. Brisson commented that we need to educate the people about what the Planning Board does.

#### **5. Mail and/or Correspondence –**

The Special Town Meeting is on August 8<sup>th</sup> and 9:00 a.m. – St. Francis Hall.

There was not any mail received.

Motion to adjourn by: A. Hall  
2<sup>nd</sup> by: A. Rossetto, All in Favor 4-0

Meeting adjourned at 7:43 pm.