

**TOWN OF NORTHUMBERLAND
PLANNING BOARD MINUTES
Weds., March 2, 2016
Groveton PD/Ambulance Bldg. - Meeting Room
10 Station Square, Groveton, NH
7:00 P.M.**

Board Members present: Tim Sutherland, Jim Weagle, Addy Hall, Al Rossetto, Gloria Brisson
Others: Arthur York, Pat Wheelock, Jeffrey St. Cyr, Elaine Gray, Rebecca St. Cyr - Recorder

J. Weagle opened the meeting at 7:00 pm.

1. MINUTES of February 3, 2016 Meeting

Motion to approve the Feb 3, 2016 minutes by: A. Rossetto
2nd by: A. Hall, All in Favor 3-0

2. Art York - Preliminary Minor Subdivision & Lot Line Adjustment for Steven Collins – off Wheelock Drive

Art York explained that Collins would like to add the half of Map 229 Lot # 21 (that comes out on Wheelock Drive) to his house lot. Pat Wheelock bought Map 236 Lot # 2 on the same side of the street as his house from Collins last year. They talked about a lot line adjustment then, but decided not to do it. Thomas Lurvey bought the lot 21 from Harley Mason, Collins purchased from Lurvey. The Board further reviewed the Map.

Steve Collins would keep the right of way. P. Wheelock wasn't sure about doing a lot line adjustment. He thought putting it into one lot might save him some money in taxes; he doesn't have enough acreage to put it into current use. Wheelock pointed out that part of Lot 21 is not buildable; there are a lot of rocks.

Art York said Collins wants to do a lot line adjustment and a minor sub division. The Board further reviewed the history on the property. T. Sutherland clarified with York that the parcel on Collins side of the road doesn't have enough frontage on Wheelock Drive, so the frontage would have to be Twisted Oak Rd. That is the part that would merge with Collin's house lot (Map 230-Lot 7).

Twisted Oak Road is a private road. Sutherland asked if the emergency services issue was resolved. J. Weagle addressed, it was agreed to on both sides, that they (Ambulance and Fire Dept.) would try to get up the road, but couldn't guarantee it. Wheelock said Collins met with the Select Board a couple of times about the issue.

Wheelock Drive is a private road with a right of way for Collins, Fregeau and Wheelock.

The Collins property was an approved sub-division, but its pending approval of a driveway permit from the State on Route 3. Before the Town would issue any building permits for the lots, Collins would need to get the driveway permit. Rossetto further reviewed.

The Town doesn't provide any maintenance or utility services on the private roads. Collins may

not have any intention to sell his lots in the near future; if he does the road has to meet Town standards. Collins would need to come before the Board before doing anything.

P. Wheelock said the power ends at his property; he had to install the power and ran it underground.

York will get a list of the abutters and application to E. Gray soon.

Wheelock would like to make his lots into one. T. Sutherland said that legally it can't be done because of the road. Sutherland suggested Wheelock compare the savings in taxes. To merge lots doesn't cost anything, but then it would have to be subdivided if wanting to split it in the future.

3. 2015 Municipal Law Update Set for June 1 @ 6:00 p.m.

Bernie Waugh will be coming June 1. E. Gray gave the board a copy of the 2015 Municipal Law updates for them to review before the June 1, 2016 meeting. Mr. Waugh sent a letter to the Select Board also.

4. Other Business to Come Before the Board

Al Rossetto said he understands that Mr. Chapman doesn't plan to use the mill site as subdivided. When there is significant development on the site, we are going to be looking at an increased necessity for emergency services – EMS, Fire, and Police. Rossetto asked if the Town would be looking to be reimbursed for training or additional equipment that might be required and are there stipulations that we have or that need to be met. J. Weagle said anything that goes onto the property should come before the Planning Board; at a minimum they should be required to present a Site Plan and further discussed. He feels it should come before the Planning Board before moving forward. Currently they are questioning that. For example; the small engine repair company came before the Planning Board with his plan. A. Rossetto said there are no property changes, it's an industrial site. He doesn't feel that it falls to the Planning Board, J. Weagle reviewed a scenario.

J. Weagle commented that the Planning Board is their own authority and are completely separate from the Select Board.

G. Brisson commented when she was on the Planning Board in Lancaster, they put in the new school and when Dunkin Donuts came in, the Board told them how they wanted it to look. Brisson reviewed other items that the Lancaster Planning Board did.

Chapman and Sterling are going to do what makes the most sense for them. J. Weagle said we have told them that if anything comes in it needs to come through the Planning Board. Any business that comes in needs to know they must meet the local ordinances. We can deny a business, but need to have a reason for the denial. The business is required to meet the Planning Boards requirements for the protection of the Town and the safety of its employees.

Rossetto suggested getting a definitive answer about the regulations. Gray gave an example – of a business (a few years ago) that was considering going into a vacant property in Town. The owner wasn't coming in if he needed to come before the Planning Board. Colebrook waived it for him and the business was established there without a site plan. The business was the Black

Magnum Powder Plant.

Addy Hall asked is there is an update on the cell tower. J. Weagle said the latest update – is service by mid-March. There is a rumor that NCIC is fighting with those that are trying to put the wireless technology up there; Weagle further discussed. NCIC has a wireless carrier up there now; they have full rights of the wireless (GNWW). It's been a fight! The deal was that emergency services would be allowed on the tower. Discussion ensued regarding the tower and grants.

Al Rossetto said there is a mailing going out from GREAT regarding Warrant Articles 5 & 23, which will be voted on at Town Meeting. They went into the mail yesterday, there were approx. 1,200 mailed. A. Hall feels the people will be looking for something – companies coming in etc. The Town really needs to make this happen to keep some of the young people here.

Rossetto further discussed the warrant for the charitable organizations and cost to the tax rate.

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

Meeting adjourned at 8:12 pm.