

**TOWN OF NORTHUMBERLAND
PLANNING BOARD MINUTES
Weds., May 4, 2016
Groveton PD/Ambulance Bldg. - Meeting Room
10 Station Square
Groveton, NH
7:00 P.M.**

Board members present: Tim Sutherland, Al Rossetto, Addy Hall, Gloria Brisson, Jim Weagle

Others present: Elaine Gray, Jeffery St. Cyr, Mike Stirling, Rebecca St. Cyr - Recorder

T. Sutherland, Chairman opened the meeting at 7:04 pm.

1. MINUTES of April 6, 2016 Meeting

Motion to approve by: A. Hall

2nd by: A. Rossetto, All in Favor 4-0

2. Michael Stirling – Update on Former Mill Properties

M. Stirling said they have a couple of things going on, but are not for public discussion yet. At the May 2, 2016 Selectmen meeting he asked the Board for the ability to start the tax exception process on a couple of pieces of property. Specifically, the lagoon and clarifier lot(s), the office building lot and the warehouse lot. Stirling reviewed what they would like to do, once the W/S lines are in. The application for the EDA grant has been submitted and we are waiting for a decision.

There will be 2 phases, which they want to get done over the summer. A company has signed a lease on one of the buildings and they hope to start doing some fit up work and start moving in some equipment soon. The other 2 companies are looking at the lagoon area. Stirling is hoping they will be ready to commit and sign over the next few weeks. Between these 2 companies, one of the businesses needs approx. 30 acres and the other one needs 10 acres. Stirling further reviewed.

Al Rossetto asked when will the W/S be hooked up. Stirling said a portion of it will be connected soon. There is an issue with the valves on Mechanic St. J. Weagle said there is a valve that needs to be replaced. The tenant is willing to move in, temporary toilets will be set up for them.

The furniture manufacturer will eventually be moving from Berlin to Groveton. Stirling reviewed where their business will be placed.

Stirling wants to be sure they are all set before making any announcements regarding the businesses. He further discussed the businesses and items that are being worked on. With what we have, everything we are going to do is facelift items – drywall, plumbing, etc. There isn't much on the exterior of the buildings planned yet.

E. Gray asked if they will be leasing the lots? Stirling said they are lease agreements at this time, they don't have the cash flow to purchase the property. Chapman is also putting up money and equipment. E. Gray asked if anyone has expressed interested in the Co-Gen Building. Stirling said they would like to put a turbine back in and further discussed opportunities.

Discussion ensued regarding the process of purchasing the natural gas.

The company that would occupy the 30 acres needs natural gas for their operation; they probably would need to run minimal piping to connect to the gas line, which he feels they will take advantage of. Stirling and R. Charron met with the owner of this company to talk about water. There is one issue, Groveton probably doesn't have enough water to supply what the company needs. They will need approx. 650 gallons/minute. Stirling is contacting the State to reinstitute the permit to pump from the river. Also talked with Charron about putting in another well.

Al Rossetto questioned T. Sutherland - with what Stirling has been discussing what do we need from them for anything relative to the buildings they are reconditioning, building, etc. Sutherland said if they could provide updates as they proceed. Stirling described some of the repairs for the utilities, etc. T. Sutherland said the Town likes to see a master plan; J. Weagle recommended that a site plan review be done (at a minimum) for each phase. Stirling said the building already has electrical, the W/S will be done; there is no structural to be done. There may be a wall to enclose and curb appeal items. Stirling said if they can get some revenue flowing, more renovations will be done. Mr. Chapman has invested over \$14,000,000 since buying the property.

Stirling said they have an offer in with GREAT to buy the train station. It would be re-done with some of the old wood from the mill for meetings, a Groveton museum and it will be used their office on site. They have made an offer, but it hasn't gone any further yet. They would like to use the station as a model for the rest of the property. G. Brisson said that is what the Planning Board would want to see.

Ms. Brisson asked about the type of manufacturing, the noise level and how will it affect the community. Stirling said they would be doing metal construction and will be bringing in 20' and 40' containers. They anticipate bringing them in on train, offloading them and bringing them into the building. They will go through a manufacturing process and then send them back out. He doesn't think there will be any noise issues. With the natural buffer of the train that would also help with any noise. Addy Hall asked about permitting and environmental issues. Stirling addressed.

Brisson was happy to hear about the outside plans and what they would like to do. Stirling said none of the buildings will be higher than what's existing. They will be trying to maintain the view of the mountains. Brisson said that everything Stirling is telling us is what she would want to see in a site plan. The Board asked Stirling to keep them in the loop!

J. Weagle commented that we want to be sure things are done right now, for the future. He discussed a company that was originally coming to Groveton but went to Colebrook instead because they didn't want to go before the Planning Board. One of the companies was going to VT, but ran into some concerns, NH has been very responsive. The plant could be a very large production facility, which would significantly lower our tax base. The tax rate could drop to approx. \$25.00 and the tax exception will further lower the taxes.

Stirling would like to be on the Planning Board agenda each month to provide updates. The Planning Board will work them.

3. Discussion of Town's Proposed Acquisition of 61 Winter St.

J. Weagle reviewed an email from Robin Irving, part of which is Non-Public information at this time. J. Weagle discussed the acquisition process. The Town would probably demolish the building. Rossetto asked about permitting for asbestos, lead, etc., we could be spending a lot more in the end. Rossetto thinks the Select Board needs to think it through further before making a final decision. J. Weagle will voice Rossetto's concerns to the Select Board. The owners have been on a payment plan for the taxes. Discussed condemning the building – currently there is not anyone living there. J. Weagle said they tried to look at all the options.

4. Cell Tower As-Built Plan Received -

The Board had not received the As-Built Plan from Eversource, a letter was sent to them requesting they provide one. This was one of the conditions when the project was approved in 2012. Since receiving the Board request, they promptly sent in a copy of the plan. The Board further reviewed.

E. Gray sent an email to Bernie Waugh, he responded and advised that if we had it as a condition when it was approved, they are obligated to provide the As-Built plan. It doesn't matter what the time span is. They went above and beyond with the plan, it's one of the best ones the Board has seen.

5. Any Other Business to Come Before the Board

Driveway permit for Jeff Webster on Route 3 has been approved by the State.

J. Weagle said the Select Board wrote a letter to a State agency (DOT) expressing concern about putting \$2.5 million into Golf Club Links Rd in Colebrook instead of fixing up other roads that need repair.

Bernie Waugh will be coming to the June 1st Planning Board meeting

No further business was discussed.

Meeting adjourned at 8:20