

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

Board members present: Al Rossetto, Addy Hall, Gloria Brisson, Jeffrey St. Cyr and Elaine Gray – Alternates
Others present: Bob Chapman, Sue Eafрати, Mike Stirling, Arthur York, Kathy Frechette, Rebecca St. Cyr - Recorder

G. Brisson, Acting Chairman opened the meeting at 7:00 pm

1. Chairperson Vacancy – new appointment needed – to be addressed after the Public Hearing.

2. MINUTES of October 5, 2016 Meeting

Motion to approve the October 5, 2016 minutes by: Al Rossetto
2nd by: Addy Hall, All in Favor 4-0

3. PUBLIC HEARING:

FILE # 2016-02: Chapman Groveton Realty, LLC is seeking a Minor Subdivision for Map 104, Lot 275 to be subdivided into 2 parcels. The parcel consists of 30.1 acres in the Heavy Industrial zone, has several warehouses, and is located at 12 Mechanic St.

G. Brisson opened the Public Hearing.

Art York presented the map to the Board. There is a building on approx. 2.5 acres of the lot. They believe they have off set the setbacks of 30' on both sides and there is a proposed access road that runs around it. A. Hall asked what area the 30 acres includes, York further reviewed the area as outlined on the map. E. Gray said it also includes some of the river; there is an island that's hooked to one of the parcels. The mapping company changed the numbers on some of the lots and reassigned new lot numbers.

Mechanic St. is the main entrance, which runs through the Chapman property turning right beyond the building. The right-of-way goes through the set-back, is it acceptable, Rossetto asked if it could create a problem. York said there is a 22' right of way, which the engineers proposed. Rossetto further discussed his concern. This is the roadway that has always been there. E. Gray talked to the Zoning Board Chairman about the buildings being so close to the set-backs; he said it was grandfathered. We don't make anyone move a building that already exists. Rossetto agreed if the road has always been there, it should be fine.

Kathy Frechette is an abutter to the property, she asked who would be going into the buildings M. Stirling said NSA will be occupying the building. She didn't feel they would be any noisier than the mill was and was excited about having more lighting. Stirling said he has been to their plant in St. Johnsbury and doesn't feel the noise will create any issues.

The Board and the Public further reviewed the map and discussed the sub division (in general).

G. Brisson closed the public hearing.

Motion to accept the Minor Subdivision for Map 104, Lot 275 to be subdivided into 2 parcels by: A. Rossetto, 2nd by: A. Hall, All in Favor 4-0

1. Chairperson vacancy – Tim Sutherland has submitted a letter of resignation to the Planning Board. E. Gray will draft a thank-you letter to send to him from the Board. His term runs through 2019. Jeffrey St. Cyr has written a letter of interest to fill the vacancy. The appointment is decided by the Board of Selectmen.

The Board discussed appointing a new chairman, Gloria Brisson was chosen by the Planning Board members to serve as Chairman.

Motion to appoint Gloria Brisson as Chairman by: A. Rossetto
2nd by: A. Hall, All in Favor 4-0

4. Any Other Business to Come Before the Board

- a. There is another municipal law update for 2016. Bernie Waugh usually comes up to review in May or June. The Board agreed to invite Mr. Waugh to a meeting to review the update.
- b. A. Rossetto commented the Planning Board should be thinking about reviewing the Building Permits. He attends the Selectmen meetings and watches the permits come through. He feels there are a lot of residents that aren't pulling a permit and the only way they are getting caught is during re-evaluations. Rossetto reviewed a scenario of how residents are getting away with violating the rules. E. Gray said the Selectmen are technically the assessors.

Rossetto feels there should be some push back for non-compliance. Conceivable they don't pay additional taxes on the improvement for approx. 5 years. We have people that are using that mechanism to avoid paying additional taxes. E. Gray said there is a fine for not pulling a permit- of \$250.00.

G. Brisson said this was an issue in Lancaster, where houses were going up w/o permits. The assessor would police it when they do the re evaluations. Residents need to be forewarned about the consequences when not following the rules. It isn't fair to other residents when people don't follow the rules. Al Rossetto further discussed the assessor process.

Any changes in the permits need to be written up and put into a warrant article for Town Meeting. E. Gray said the law states you can go back 1 year on taxes. She's not sure that we could go back 4 years to bill for back taxes on a property that was put up w/o a permit. We need to stop this, if the taxes can't be charged then there should be a fine.

G. Brisson asked Rossetto if he could research and write up as an amendment to the

ordinance.

Addy Hall discussed a scenario of when a permit is pulled and the work isn't finished before it expires. Hall reviewed an incident where the assessors stopped in but didn't get into the home and then make a guess for the valuation.

- c. Other: The Library has printed up a flyer with the services they provide. Gail Rossetto would like to mail the flyer out to new residents. The basement of the Library has lots of books that are for sale.

No further business was discussed.

Motion to adjourn by: Al Rossetto
2nd by: E. Gray, All in Favor 4-0

Meeting adjourned at 7:50 pm