

**TOWN OF NORTHUMBERLAND
PLANNING BOARD MINUTES
Weds., Oct. 5, 2016
Groveton PD/Ambulance Bldg. - Meeting Room
10 Station Square
Groveton, NH
7:00 P.M.**

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

J. Weagle, Acting Chairman opened the meeting at 7:00 pm

1. MINUTES of Sept. 7, 2016 Meeting

Motion to approve the Sept. 7, 2016 minutes by: A. Rossetto
2nd by: A. Hall, All in Favor 4-0

2. Involuntary Merger of Lots – Town Reservoir Land

Elaine Gray reviewed the information regarding the Dittman property. E. Gray said there is an old access off Route 110, which isn't used any longer. It used to be 2 parcels. J. Weagle said basically Mr. Dittman wanted everything back and in return he would give the Town an easement. After negotiating with him, Dittman agreed to give the Town an easement for the land on Reservoir Road and he will keep the old access off route 110 between Dennis Charron's and Wenda Thompson's property. It used to be used as a snow machine trail.

Mr. Dittman has a home at 66 Covell Heights, above Irving Covell's. Because the parcels are on one deed (Irving Covell deeded it to the Town) the Town merged the lots on the tax maps. J. Weagle said that it has all be worked out with Mr. Dittman. The Board further reviewed. J. Weagle said we are basically swapping with him.

We are moving the pipes from where they are to a different location and in order to do this we need to get a new right of way. Dittman didn't want to give us the right of way to cross his property. When the pipes are relocated, we will need a new easement. Reservoir Rd. will be re-done, but J. Weagle doesn't know all of the parameters. A. Rossetto asked if we have a deed for the right of way, because a standard road easement is usually 50'. Robin Irving knows all the specifics, but is on vacation. The information discussed tonight is just informational. If the parcels were involuntarily merged, the Planning Board didn't approve the merger – it was just merged on the tax maps and now they are trying to separate the parcels. Both parcels are still owned by the Town of Northumberland.

J. Weagle thinks it won't be done until the work to relocate the pipes is done. Rossetto commented that it sounds like it needs to be resolved before 12/31/16 per the RSA.

There is no particular need for Lot 1, we don't use that access any longer. The Planning Board doesn't need to do anything at this time. Before the end of this year the parcel will be separated into 2 parcels by the Town. In the future, if Dittman wants to negotiate for parcel 1, he would have to come before the Planning Board to merge with his other lots.

3. Any Other Business to Come Before the Board

- a. E. Gray said Al Beland came in with questions regarding his property on Burt Hollow Rd. He wanted to know if he built a house and garage on the property, could he run the garage as a home occupation? E. Gray said it depends on what he wants to do in the garage. A site plan review might be needed. If he was to work on his oil trucks, that would be a different scenario. It's a residential area, to change the zoning to commercial he would need to go before the Town as a petitioned warrant article. The property is next to the river which involves shoreline protection. The lot has been stumped and electricity has been run to a pole on the property. J. Weagle stated an office might be ok, but a garage that he would do mechanical work in, could be an issue as EPA gets involved near the river. Beland also asked about a campground. The Board further discussed.
- b. J. Weagle discussed one of the businesses that wants to come to the mill site. We are the only town that has multiple hook ups for the pipeline, which is an advantage.
- c. A. Rossetto asked about T. Sutherland. Sutherland is working away from this area, his house is for sale and he has told Rossetto that he plans to move eventually. The Planning Board needs to have a Chair and Asst. Chair. Rossetto asked what the rules are and recommended the Board needs to think about assigning a new Chair. J. Weagle suggested that E. Gray review the regulation and put on the agenda for the next meeting to further discuss. J. Weagle is the Selectmen Rep. and can't serve as Chair. We want to do everything legally, but need to keep the Board active. J. St. Cyr, as alternate, will fill in on the Board in Sutherland's absence in the meantime. If T. Sutherland resigns, the vacancy to be filled would need to be a full member and the term runs to 2019. The person would be appointed by the Board of Selectmen. Further discussion as to a possible conflict if J. St Cyr served as a full member because he is a full member on the Zoning Board. E. Gray will research this as well.
- d. J. Weagle gave a brief overview of happenings at the mill site. The job fair was a success – with over 300 applicants, plus more that applied online. A. Hall asked about the water project on the backside of the mill site. J. Weagle reviewed – it could be next year before it gets started.

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

Meeting adjourned at 7:41 pm.