

**TOWN OF NORTHUMBERLAND
PLANNING BOARD MINUTES
Weds., April 5, 2017
Groveton PD/Ambulance Bldg. - Meeting Room
10 Station Square, Groveton, NH
7:00 P.M.**

Board Members present: Jim Weagle, Al Rossetto, Jeffrey St. Cyr. Jesse Hern - Alternate
Others present: D. Boulanger, C. Mood, Mike Stirling, Rebecca St. Cyr - Recorder

J. Weagle opened the meeting at 7:02 pm.

1. MINUTES of Mar. 1, 2017 Meeting -

Motion to approve by: A. Rossetto

2nd by: J. St. Cyr, All in Favor 3-0

2. Welcome – New Alternate Member - Jesse Hern

J. Weagle welcomed the alternate member – Jesse Hern.

3. Renewal of Term – Member - Addie Hall –

A. Hall renewed his term on the Planning Board.

4. Potential Buyer of State St. Property – Questions Regarding Opening a Commercial Business -

There is a prospective buyer interested in opening a small café who wants to relocate and put an offer in for property in Groveton.

The prospective buyer is thinking about remodeling one of the buildings for living quarters. J. Weagle reviewed the zoning for the property; it would be all set to make it residential. A building permit is required for renovations that are \$5,000+ before starting any work. They have someone who can do the electrical & plumbing and talked about the NH licensing process. On the commercial side, a licensed electrician & licensed plumber is required.

J. Weagle said if the prospective buyer plans to put up a sign, a permit is required and there is a limit on the size. If lit, there are other restrictions. The Board discussed the Building Permits; Elaine Gray would be the contact for permitting & any other questions.

Wi-Fi services – Both Time Warner (Spectrum) and Sky Wire offer services.

Terry Bedell is the building inspector; he needs to sign off on what's done or being done. The prospective buyer asked about having outside seating; J. Weagle said its ok, if it doesn't block the sidewalk. Discussion ensued regarding the space between the buildings. The prospective buyer wasn't sure if it's a driveway or right of way and had reviewed the Lot map with Elaine Gray on 4/4/17. The distance in the back measures 150' to the lot line. They are thinking about changing the point of entry/exit on one of the buildings to allow for perpendicular parking.

Al Rossetto suggested getting the property surveyed. J. Weagle mentioned that if they offer public parking a handicap spot is also required.

5. Michael Stirling – Update on Chapman properties

M. Stirling said the biggest update is we want to move forward with a building on the riverside. It's anticipated that they will put 2 – 100,000 sq. ft. buildings. They have been talking with the State about the buildings and sub-dividing the inside into smaller units. Stirling said we are working on the Co-Gen building also. The State is getting calls from Quebec companies that want to come down, but they need buildings.

Stirling said most of the companies are looking for ceiling height 26' – 28' high. The State has nothing to offer them in the North Country. Regarding competition, the Littleton Industrial Park expansion was turned down at their Town Meeting. Brown Street, Whitefield has a set footprint that isn't attracting much attention. Another option is Rick Tillotson's building in Colebrook. If we can start getting some new buildings up over the summer there could be some options for Groveton.

With the Co-Gen building, Stirling said we are hoping to have a contract for it soon. W/S will need to put in, possible a modular facility. J. Weagle said fire suppression could be an issue. M. Stirling further reviewed possible plans.

Stirling wants to start working on the office building very soon and the train station.

We are getting there!

A. Rossetto asked how long it will be before W/S will make the loop? M. Stirling thought maybe by late November. J. Weagle further discussed. Between now and July the plans are going through the approval process. A. Rossetto talked about the Federal process to get monies for improvements, he discussed his cell tower.

J. Weagle talked about the W/S project and the options that have been presented.

6. Any Other Business to Come Before the Board

J. Weagle said we haven't heard from State DOT regarding the driveway permits on the Ayer property.

Motion to adjourn by: A. Rossetto
2nd by: J. Hern, All in Favor 3-0

Meeting adjourned at 7:40 pm