

**TOWN OF NORTHUMBERLAND
PLANNING BOARD MINUTES
Weds., Aug. 2, 2017
Groveton PD/Ambulance Bldg. - Meeting Room
10 Station Square, Groveton, NH
7:00 P.M.**

Board Members present: Gloria Brisson, Al Rossetto, Jim Weagle, Jeff St. Cyr, Addy Hall
Others: Jesse Hern – Alternate, Elaine Gray, Rebecca St. Cyr – Recorder,

G. Brisson, Chairman – opened the meeting at 7:02 pm

1. MINUTES of July 5, 2017 Meeting

Motion to approve the July 5, 2017 minutes by: A. Rossetto
2nd by: A. Hall, All in Favor 4-0

2. Board Signing of Revised Site Plan Regulations and Subdivision Regulations

There are 2 copies of the Revised Site Plan Regulations and Subdivision Regulations that needed to be signed. One is for the Town's record (Town Clerks office) and one for the NH OEP . The revisions were approved at the July 5, 2017 meeting.

Motion to sign the Revised Site Plan Regulations and Subdivision Regulations by: J. Weagle, 2nd by: A. Rossetto, All in Favor 4-0

A. Rossetto reviewed and commented on Item 8. Grades – NH DOT Suggested Minimum Design Standards for Rural Sub-Division Streets.

3. Discussion of Private Road Standards in Subdivisions

The Board reviewed the Private Road Standards in Subdivisions.

(1) – the Town is not liable if Emergency Services cannot access and are not responsible for repairs.

A. Rossetto said the State has regulations on the minimum right of way width of the road at 50'. The Town and Precinct are separate. A. Hall commented that we don't have anything in writing stating that the Town is not responsible if Fire or EMS can't get up the road.

J. Weagle said there is a problem with requiring them to meet Town standards – it's a private road. If they are not required to meet Town standards and eventually want the Town to take it over; it can get dicey. Rossetto said his road is private and they maintain it, but it is public and Fire / EMS can get over it. If the property owners don't maintain the road, the Town can't be held responsible. The Board further discussed. J. Weagle said the regulations also have specifications for a hammer head or turn around. J. Weagle suggested coming back at the next meeting after reviewing Berlin and/or Gorham's regulation.

Rossetto said after reviewing the map, there is no hammer head or turn around for emergency

vehicles. We approved the minor subdivision; now it's 2 separate lots. The property owner has an easement to get to one of the lots, but not to the other. If he decides to do anything further, he would need to come back to the Board. If he decides to make into multiple lots; that's a different ball game. He can propose where the turnaround is, but can move it.

Rossetto asked if we need to have an as built plan; we have required it of others. J. Weagle said with a minor subdivision he doesn't think it can go any further. We have more control over a major sub division. As is right now, there isn't any place for EMS to turn around.

Prima America and the Cell Tower were not required to provide an as built plan.

4. Zoning Ordinance – Further Discussion of Proposed Amendments

J. Weagle said he will have the proposed "Business" ordinance ready to review at the next meeting. He reviewed what it would cover; if it moves forward a Public Hearing will be required and it may need to go to Town Meeting for final approval.

G. Brisson asked if we have a Master Plan. Yes, we do. There is a copy at the Town Office and at the Library. GREAT reviewed and updated 1-2 years ago.

A. Rossetto asked J. Weagle to let him know when the Precinct is having a meeting, he would like to attend. There should be verbiage in the ordinance that references the Precinct also.

Rossetto recalls seeing some information with Mary Sloat's name on it. The Planning Board is the top authority; the Zoning Board doesn't have any authority. We could have had a battle on the Mason property, but he didn't pursue.

5. Any Other Business to Come Before the Board

G. Brisson said Mike Phillips sent out some information on Solar. A. Rossetto said the State is saying per RSA, small solar arrays are tax exempt, but the larger arrays will still be taxed. A. Rossetto said he has 3 panels that are valued at approx. \$1,300. It's not a bad idea to promote it, but it's small money (to pay taxes on). Solar is becoming more affordable, change is coming fast in the industry. If we give an exemption for the small people, then the bigger ones would want it too.

G. Brisson read an article re: Public Utilities suspended the program for homes and businesses. Selling at .14/kw; the cost of generation is .02/kw.

E. Gray said there have been approx. 6 private ones going in since the beginning of the tax year. The influx is due to the fact that they heard Public Service / Eversource energy rates were jumping over 11 cents after July 1st. The NH rebate program is supposed to open back up after Sept. 1st. J. Weagle said in the State of NH, if the Eversource line goes by your property, you are required to connect. It's a Law. A. Rossetto will research further and report back.

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