

**W2TOWN OF NORTHUMBERLAND
PLANNING BOARD MINUTES
Weds. - Nov. 1, 2017
Groveton PD/Ambulance Bldg. - Meeting Room
10 Station Square
Groveton, NH
7:00 P.M.**

Board Members present: Gloria Covell, Al Rossetto, Addy Hall, Jesse Hern, Jeffrey St. Cyr
Others: Elaine Gray, Rebecca St. Cyr - Recorder

Gloria Covell, Chairman opened the meeting at 7:00 pm

1. MINUTES of October 4, 2017 Meeting –

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

2. Merger of Lots & Discussion – Patrick & Lisa Wheelock

The Wheelock's didn't attend tonight's meeting. E. Gray sent the Board information from the Attorney regarding mergers; if lots are not contiguous, they can't be merged.

Pat & Lisa Wheelock bought a lot from Steve Collins, which is across the road from 2 other lots owned by the Wheelock's. They would like to merge all 3 of the lots into one. Based on the information available the lots can't be merged if they are not contiguous.

Wheelock's could merge the 2 lots that are on the same side of the road; if there's a Mortgage, written consent from the bank would be required.

If the Wheelock's inquire about the discussion, they will be advised by the Board that the 3 lots can't be merged, but they can merge the 2 that are contiguous.

Question re: Fregeau's, the road is not a Town road, but is a class 6 private road which has access to Steve Collins and others.

G. Covell commented as a banker, separate parcels can't be merged when there is a division between them.

3. Zoning Ordinance – Further Discussion of Proposed Amendments

Jim Weagle couldn't be at this meeting but sent in some information. He had added a couple of items; proposing the downtown zone be identified as follows: From the monuments to the High School to Station Square and back to the monuments. It would not include the mill area, currently known as Chapman Industrial Park or any future name of the mill site area.

The Board further discussed the downtown zone, including the different areas, the residential & commercial zones, parking issues, etc. They agreed the downtown area needs to be well defined. Maybe the downtown area should include all of State St.?

A. Rossetto feels we need to look at the downtown zone for the future. The Town will grow; we need to define the area that's exempt from this as widely as possible.

A. Hall noted there isn't anything in the ordinance to cover Old Village Road. He spoke with J. Weagle about that area and he was going to review, but nothing has been added to include it.

A. Rossetto reviewed the process when Dollar General came in. G. Covell commented we don't want to have businesses that need to go the Zoning Board for an exemption all the time, that's defeating the purpose.

Discussed some different scenarios; A. Hall commented, at one time there was an assisted living project that was looking at property on the hill, but went to Colebrook instead. We need to be open where there is existing infrastructure. A. Rossetto talked about the wind towers; when the ordinance was developed we forgot the little guys. We want to cover all the bases. We don't want to restrict growth in our community. If it's a big development, the draft ordinance might be ok, but for the small mom & pop businesses, it might not work. The proposed draft could be a problem waiting to happen.

Motion to table for further study by: A. Rossetto, 2nd by: A. Hall, All in Favor 4-0

The proposed parking ordinance isn't ready to take to Town meeting. The ADU we need to have ready for the ballot.

4. Any Other Business to Come Before the Board

No other business was discussed.

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

Meeting adjourned at 7:33 pm