

**TOWN OF NORTHUMBERLAND
PLANNING BOARD MINUTES
Weds., Sept. 6, 2017
Groveton PD/Ambulance Bldg. - Meeting Room
10 Station Square
Groveton, NH
7:00 P.M.**

Board Members present: Al Rossetto, Gloria Brisson, Jeffrey St. Cyr, Addy Hall, Jim Weagle
Others present: Jesse Hern, Robin Irving, Elaine Gray, Rebecca St. Cyr - Recorder

Gloria Brisson opened the meeting at 7:01 pm

1. MINUTES of August 2, 2017 Meeting

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

2. Town Transfer of Property in Exchange for Utility Easement

R. Irving said we met 3 times with Mr. Dittman and thought we had come to an agreement. There was a correction made to the tax maps; they were restored to what the deed reads. The chlorinator building was shown on the lot, but it was wrong on the map. The mapping has been changed and all is fine.

The Town owns the area where the chlorinator building is, it may have gotten involuntarily merged. J. Weagle said Mr. Dittman brought in paperwork that clarified the Town owns it. He gave us the right of way, which was access only. We are giving a fee title in exchange for a utility easement and the access. The road will be gated in 2 places due to traffic in the area.

Mr. Dittman wants to protect the property and prevent sale of the property in case the Town wanted to sell it. In lieu of that, we offered him a first right of refusal. This is where the water tower is located. J. Weagle commented that we are looking for additional water sources and there are springs up there.

Rossetto asked if the easement is subject to the pipe in the ground, R. Irving said yes. The road is 37.5' wide from the center of the road on each side. The pipe will run (approx.) in the center of the road. R. Irving wasn't sure how deep it would be. The existing main is exposed. Reggie Charron needs to be involved as well. This is our spare water, it probably doesn't run all the time – there is a concern about it freezing. Irving said we are hoping to get the pipe installed by the 2nd or 3rd week of October; if the paving is damaged, it will need to be fixed by November 15. The length of Reservoir Road is approx. 2,000'.

There is another small strip on land that is owned by John Borowski; R. Irving has a signed easement from Borowski and it's been recorded.

R. Irving needs a letter of recommendation from the Planning Board, she reviewed a draft, which needs to be signed and then taken to the Select Board for the Public Hearings.

Motion to sign the letter of recommendation by: A. Rossetto
2nd by: A. Hall, All in Favor 4-0

A. Rossetto reviewed an option of running a conduit line at the same time. Eventually we may need it to run electricity up to the tower area. Rossetto discussed the wells that are 50' apart and we can't do anything to one without messing up the other. R. Irving said there wasn't another water source found up there. Rossetto recommended laying 4" conduit when the pipe is put in.

3. Zoning Ordinance – Further Discussion of Proposed Amendments

This isn't ready; J. Weagle hopes to have it for the October meeting.

4. Any Other Business to Come Before the Board

Elaine Gray had the signed and revised copies of the Site Plan Review regulations and the Subdivision Regulations for the Board.

The Board discussed an article in Business Review magazine and the Caledonian Record.

A. Rossetto – AVRRD update: The landfill gas system has never worked right. It's designed for 1600 cu ft. per min.; and is at 1,000 – 1,200. Rossetto further discussed what AVRRD had done to correct the issue. They went with a company that had a design build; they had experience with natural gas and not landfill gases. Rossetto said they are burning off 1600 cu ft. of the gases constantly. This district is running well, the trash is coming in. The business is well run, the AVRRD office is moving to a bigger building – 2200 sq. ft.

No further business was discussed.

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

Meeting adjourned at 7:41 pm