

**TOWN OF NORTHUMBERLAND  
PLANNING BOARD MINUTES  
Weds., Dec. 5, 2018  
Groveton PD/Ambulance Bldg. - Meeting Room  
10 Station Square  
Groveton, NH  
7:00 P.M.**

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

J. Weagle opened the meeting at 7:00 pm

**1. MINUTES of Nov. 7, 2018 Meeting**

Motion to approve the Nov. 7, 2018 minutes by: A. Rossetto  
2<sup>nd</sup> by: A. Hall, All in Favor 4-0

**2. Welcome New Planning Bd. Alternate Member** – The Selectmen approved and appointed Dave Auger as an alternate on the Planning Board.

J. Weagle closed the Planning Board meeting and opened the Public Hearing.

**3. PUBLIC HEARING:**

**The Northumberland Planning Board is holding this hearing in order to propose a zoning amendment to the Northumberland Zoning Ordinance to include small residential wind tower regulations. The adoption would require a town vote in March.**

A. Rossetto researched the difference between what is considered small and large wind towers. He found the definition of a small wind tower was very vague. If it's below 100' the chances of it producing enough power to pay for its cost are effectively zero. The reason is below 100' the wind flow is gustier, which means if the tower is approx. 40' tall it's a toy or hobby. It will not produce enough power to pay for itself and keep itself running. Based on his research, he recommended we set the threshold at 40' and suggested deleting "residential" and changing the wording from "shall only" to: "may" require a building permit. (Proposed zoning amendment with slight corrections attached).

Comments from the public:

Jesse Hern asked - Why not keep it at 35', which is the height regulation for buildings? J. Weagle said we should allow them to be a little higher as they may be on the rooftop.

J. Weagle closed the Public Hearing at 7:10 pm

Motion to put on the ballot for Town Meeting in March 2019 by: A. Rossetto  
2<sup>nd</sup> by: A. Hall, All in Favor 4-0

#### **4. Michael & Ann Leahy - Merger of Three Lots –**

The Leahy's previously did a lot line adjustment with Marineau's, which was to get the entire driveway on their property. There was an error made on the driveway and there is a building that went over the line. They are located on Long View Drive. What's left doesn't have any road frontage. He kept an acre out of current use on one of the lots.

Once the lots are merged there can only be one house and if he decided to sub-divide, he would need to come back to the Board.

Discussed Long View and who owns it. Technically it's the property owners, but it's not taxed. It's a Private Road. This is the road that started an issue with the utilities. It's up to the person selling to provide the poles, etc. for the electricity.

There isn't a mortgage on any on the Leahy lots. He has been paying more taxes with 3 lots; by merging it will save him money. Currently he has a camper with a roof over it on his lot, which A. Rossetto believes is against the covenant of the deed. It's not considered a dwelling because it can be moved. The deed has been recorded for the lot line adjustment conveyance.

Motion to approve the merger of lots for Michael & Ann Leahy by: A. Rossetto  
2<sup>nd</sup> by: J. Weagle, All in Favor 4-0

#### **5. Any Other Business to Come Before the Board**

- a. Letter of Interest for Alternate Member position – Jesse Hern has moved back to Groveton and submitted a letter of interest for an Alternate on the Planning Board.

Motion to recommend Jesse Hern as an alternate to the Select Board by: A. Rossetto  
2<sup>nd</sup> by: A. Hall, All in Favor 3-0

- b. An archeological study was done on the Rotobec property – nothing was found.
- c. Upcoming Site Plan Public Hearing for January – MOM's dropped off the proposed site plan review for their addition. The Board review and discussed. A. Hall questioned what they did with the sewer. J. Weagle found the location of the current system on the map; there is a buffer between the system and the wetlands. The tank will be moved to accommodate it; however, the leach field can't be moved without a new design. The plans must be approved by the State. It also must meet DES requirements. Discussion ensued regarding the drainage / disposal of the indoor ATV wash wastewater. Steve Lafrance is the engineer.

Motion to adjourn by: A. Rossetto  
2<sup>nd</sup> by: A. Hall, All in favor 4-0

Meeting adjourned at 7:50 pm.

Merry Christmas to all!!

THE NORTHUMBERLAND PLANNING BOARD PROPOSES TO INSERT WORDING IN THE FOLLOWING SECTION OF THE TOWN OF NORTHUMBERLAND'S ZONING ORDINANCE:

## *4.17 Small Wind Energy Systems*

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Section IX: EXCEPTIONS

Small ~~residential~~ wind energy systems with a height of 40 feet or less shall not be subject to the regulations of this wind energy ordinance, and ~~shall only~~ may require a building permit.