

**Town of Northumberland  
19 Main St.  
Groveton, New Hampshire 03582**

**ZONING BOARD OF ADJUSTMENT  
MINUTES  
Wednesday, July 11, 2018 - 7:00 PM  
MEETING ROOM  
10 STATION SQUARE  
Groveton, NH**

Board members present: Jeffrey St. Cyr, David Auger, Joseph Kennett, Gerry Crompton, Chris Wheelock  
Others present: Jim Sanborn, Arnold Tilton, Terrie Caris, Yves Marquis, Nick Demers, Barry Pulster, Sam Oakes, Elaine Gray, Becky St. Cyr - Recorder

Chairman, Gerry Crompton opened the meeting at 7:08 pm.

**1. Minutes of May 9, 2016 Meeting**

Motion to approve by: J. Kennett  
2<sup>nd</sup> by: D. Auger, All in Favor 5-0

**2. PUBLIC HEARING-**

**Case #Z18-01: Applicants Catherine Wilson-Pulster and Barry Pulster on the land of Northwood Land & Timber, LLC (Yves Marquis) are seeking a Special Exception for a single-family dwelling in the Timber Management Zone. The parcel consists of +/- 50 acres and is located off Hillside Ave. on Map 101 Lot 1.**

There are 12 abutters that were notified; only one didn't pick up the letter (Kim Alcantara). G. Crompton wanted to clarify the issue regarding a driveway, he asked where it's going to be. Jim Sanborn said he has talked with Pulster and has agreed to give him permission to cross his land (approx. 10') to get to the Lot.

C. Wheelock asked if it would be a deeded right-of-way; N. Demers said it would be deeded before the sale takes place. There is a turn-around Sanborn put in for the Town years ago for the plow truck. J. Sanborn discussed the history on the turn around. The driveway to the Lot is where there is a paved spur already.

Sanborn asked why it needs to be deeded, because there are other ways to get to the lot as well. G. Crompton explained, if it's not deeded and the Sanborn property changes hands, it could create an issue. To get access anywhere on the frontage, it would require a lot of fill to make a roadway. We want to avoid future conflicts with access to the property. C. Wheelock commented if the intention for access is with a gentlemen's hand shake agreement and something happens to Sanborn,

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and the person that takes over his property doesn't agree to the access; there would be a lot of costs to Pulster to make a new access road. It would protect the intent of what both parties want. The cost is probably minimal to get it recorded.

G. Crompton asked if anyone is opposed to the Special Exception? Abutters J. Sanborn is for it, A. Tilton had no opposition to it either.

Motion to approve the Special Exception for a personal dwelling by: C. Wheelock  
2<sup>nd</sup> by: D. Auger, All in Favor 5-0

E. Gray said the Town does require a driveway permit and gave Yves Marquis the form.

3. Any Other Business

Discussed the Fanton property and the current happenings. C. Wheelock said the Selectmen tabled a recent building permit until Terry Bedell was available to do an inspection of the plumbing, electrical, etc. As a citizen driving by, Wheelock knew there wasn't a building permit in place. He spoke with Bedell and he went there today. There is concern regarding the construction and the safety of it.

The Board of Selectmen's option is to issue a cease and desist order until the work is brought up to code.

There was no further business discussed.

Meeting adjourned at 7:23 pm