

**TOWN OF NORTHUMBERLAND
PLANNING BOARD MINUTES
Thurs., July 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: Elaine Gray, L. Hodie, Rebecca St. Cyr - Recorder

J. Weagle opened the meeting at 7:00 pm.

1. MINUTES of June 6, 2018 Meeting

Motion to approve the June 6, 2018 minutes by: A. Rossetto
2nd by: A. Hall, All in Favor 4-0

2. Thomas Dittman - Merger Of Lots – Map 223 – Lot 13 & Map 107- Lot 32

E. Gray reviewed the map and lot that Mr. Dittman swapped with the Town for. He subdivided a lot for the house, which has been sold and kept the land behind it. The land is near where the old pipe came down Reservoir Rd. He wants to merge his larger lot with the small strip. The Town still owns the well and we gave him the property that was of no value to the Town. The old pipe is still on the lot, which has been cut and capped. The Town has given up rights to it. There was a mortgage, but it has since been paid off and we've received notice from the bank.

Motion to allow Thomas Dittman to merge Map 223 - Lot 13 & Map 107 - Lot 32
by: A. Rossetto
2nd by: A. Hall, All in Favor 4-0

3. Zoning Ordinance–Amendments to Discuss per Municipal Law Changes

- a. Attorney Christine Filmore brought up a couple of things during the yearly update in June.
- 1) Regarding the wind tower ordinance, right now the maximum allowed for noise is 55 decibels. Filmore said it should be revised to read per SEC regs. J. Weagle suggested to change it to State Regs. A. Rossetto said when this was done, we only looked at bigger systems. We didn't consider the smaller ones, they were not thought of at that time. We didn't put a lower threshold in the ordinance. If we are changing the rules, we need to review and include a lower threshold. Rossetto isn't sure what it should be, maybe some other local towns have it in theirs. He feels that J. Weagle is correct with following the State Regs.
 - 2) Filmore also suggested that we should have a definition in our ordinances for Agri Tourism. Rossetto reviewed the definition in the RSA. L. Hodie is aware of Steve Forester, in Henniker. He is having difficulty paying for his farm without the ability to have functions on the property. The Board further discussed Agri Tourism. Another part of it are the ATV's. The Board further reviewed different definitions for farms. Agri Tourism definition is mandatory, it was recently added. The addition would need to go to Town Meeting. E. Gray

suggested reviewing and deciding on it later in the year.

4. Any Other Business to Come Before the Board

- a. L. (Love) Hodie met with John Nugent and did a walk through at his former store on State St. He had made modifications for food service (pizza, subs, ice cream etc.). It's a large property (approx. 13,000 sq. ft.), it hasn't been used in about 3 years. Since the food service is intact and it has all the State required elements, as of 3 years ago, she would work on that first. She wants to have wine and beer and focus on one part of it at a time.

Hodie wanted to talk about the process. She said the concept would be farm to table, fresh and wholesome natural foods. There could be other businesses as well; she wouldn't be driving the businesses, but wants to identify others that have an interest participating in different business opportunities under that roof. She would get the food service up and running and then look for other vendors. It could be like Greg Cloutier's operation in Lancaster in the old bank building.

A. Hall asked if the propane is still there; Hodie believes it is. There is a lot of inventory in the property; Nugent has moved out some of it as he could. The opportunity for trades people who might want a space to work and the surplus inventory that could be a negotiated situation. Anyone who has an interest in utilizing the building would be an asset to the community. Hodie said she is good at the strategy and has some good operations people that could come in to work with her. She would just get it moving and make sure it's all running. She would look for trades people to work with kids coming out of school – with the idea of apprenticeship.

A. Rossetto doesn't have any issue with what she wants to do. The Town is going to grow. J. Weagle suggested a change of use application. It's been a hardware store and take out food. It's semi-professional space; the Board suggested she be broad on the specifications.

She doesn't have any interest in a sit-down restaurant, but talked about a soda fountain Style service with a bar. Talked about handicapped bathrooms, State regulations, etc. Hodie should come to the Planning Board for a change of use. A. Hall thought the soda fountain is a good idea, with the kids coming and going. Hodie is glad the Board likes the idea – the Town is growing, Mom's is expanding, etc.

She talked about a small loan fund that some have taken advantage of. The Board didn't think it was still active. GREAT has \$3,000 – that's it. The \$50,000 was for 3-years; it had to be loaned out, since no one took advantage it had to be given back. A. Rossetto suggested she should contact Jim Tierney – he has the resources and is the president / chairman of GREAT. The Chamber of Commerce is another organization that might be able to help. If there are any further questions, she can contact the Board.

Discussed the tax exemption, which was a warrant article and the first year was only allowed in Coos County. This area is also an Economic Development area, Hodie could check with Larry Meservey, who might have some information.

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

Meeting adjourned at 8:00 pm