

**TOWN OF NORTHUMBERLAND
PLANNING BOARD MINUTES
Weds., June 6, 2018
Groveton PD/Ambulance Bldg. - Meeting Room
10 Station Square
Groveton, NH
PLEASE NOTE TIME**

**MUNICIPAL LAW UPDATE PRESENTATION – ATTY. CHRISTINE FILLMORE
At 6:00 P.M.
IMMEDIATELY FOLLOWED BY
THE REGULAR PLANNING BOARD BUSINESS MEETING
At 7:00 P.M.**

Board Members present: Al Rossetto, Addy Hall, Gloria Brisson-Covell, Jeffrey St. Cyr, Jim Weagle

Others present: Elaine Gray, Charles Boisclair, Atty. John Riff, Rebecca St. Cyr - Recorder

Gloria Brisson-Covell, Chairman, opened the regular meeting at 7:08 pm

1. MINUTES of May 2, 2018 Meeting

Motion to approve the May 2, 2018 minutes by: J. Weagle
2nd by: A. Rossetto, All in Favor 3-0

2. Village Motel – Ice Cream Drive-In – Charles Boisclair

Atty. Riff said Boisclair wants to convert Unit 10 into a temporary ice cream stand. It will be for drive-up service only. A. Rossetto said, because of the change in use, from a residential unit to an ice cream stand, we need to go through the process. Atty. Riff said he reviewed the zoning ordinance and it's clearly zoned commercial, it should be allowed, he wondered if there is something he's missing in the process. Rossetto said it needs to be legitimate. Boisclair wants to rebuild the original building, which collapsed during the winter. A. Hall asked if there is anything in writing, regarding how long it will be before the other building is ready. Boisclair said he's looking at this summer and next summer and then the following summer he would hope to have it ready. He is working on plans and the site work for it.

If granted, A. Rossetto said he didn't think we could make it temporary. J. Weagle said we can do a temporary and then convert it back. Rossetto said he doesn't want any confusion when ready to turn back into a rental room. He asked if the Planning Board has the capacity to approve a temporary change of use? Mr. Boisclair said he needs to be here for 2 years before he can get a construction loan. There won't be any seating or restrooms for the public in the temporary space and parking isn't an issue. He plans to pour a slab at the end of the building for a dumpster. He wants to clean the place up so that people will want to stop.

G. Covell reviewed the Zoning ordinance; since it's non-conforming; it's a change of purpose. E. Gray asked if when he's ready to put up the new building, does he need to have a site plan review? The Board agreed it would be needed for new construction. G. Covell discussed a

motion to approve for the next 2 years, if more time is needed, he would need to come back.

1. Motion to allow a change of use for 2 years; if more time is needed; Boisclair would need to come back to the Planning Board by: J. Weagle
2nd by: A. Rossetto

After further discussion, A. Rossetto retracted his 2nd, he feels we should allow the change of use, it fits all the descriptions of the ordinance. Rossetto made the following motion:

2. Motion to approve a change of use for Unit 10 (on the north end of the building) by: A. Rossetto
There was no – Second for this motion.

J. Weagle is open to change and wants it to include, after 2 years, if the applicant doesn't come back in, it automatically reverts to the motel room; his plans could fall through. Atty. Riff said that both uses are allowed by the ordinance. He doesn't see the reason for not allowing it. The ice cream stand is seasonal.

Motion 2 failed.

Attorney Riff asked what the basis is for objecting to making it permanent. J. Weagle said he is trying to make it so that he won't have to come back to the Board when ready to change it back to a room. Attorney Riff - Depending on the economy, the bank may not go through, there are variables. If everything goes the way he wants – he will need to come back to the Board for approval of the new building.

G. Covell read the ordinance further. The use has already changed in a sense; it was a motel and now it rental units. She thinks it's viable based on what he wants to do. A. Hall wondered if it's legal. Because it's a commercial location and based on what G. Covell read, she doesn't feel we are breaking any rules. If we put the 2-year window A. Rossetto stands behind his original motion. A. Hall asked about the road / driveway. Boisclair said he has 2 entrances; which are DOT approved. He also mentioned that Eversource has indicated they will be upgrading the pole when he's ready to put up the new building. He plans to start the clean up of the old building soon.

Motion to approve the change of use for Unit 10 (at the north end of the building) for a seasonal ice cream stand, which is permanent until Boisclair is ready to change it back to a room by: A. Rossetto
2nd by: A. Hall, 3 in Favor - 1 - against.

J. Weagle said by leaving it open ended, it doesn't give Boisclair any incentive to get the new building built. The Board further discussed the history of the property.

3. Any Other Business to Come Before the Board

There was no other business discussed.

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

Meeting adjourned at 7:41 pm.