

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

Board Members present: Jim Weagle, Al Rossetto, Jeffrey St. Cyr, Jessie Hern, Addie Hall  
Others: Elaine Gray, Bob Chapman, Art York, Robin Irving, Rebecca St. Cyr - Recorder

J. Weagle opened the meeting at 7:00 pm

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

Motion to approve the Feb 7, 2018 minutes by: A. Rossetto  
2<sup>nd</sup> by: A. Hall, All in Favor 5-0

**PUBLIC HEARING:**

**2. FILE # P2018-01: Chapman Groveton Realty LLC is seeking a Minor Subdivision of Map 104 Lot 274 (10 Mechanic St.) into 2 parcels. The parcel is zoned Heavy Industrial and consists of 11.3 acres and the vacant former mill office building.**

J. Weagle opened the Public Hearing.

A. Hall asked if that means there are 2 lots – the 11.3 acres and the vacant lot? J. Weagle said we should have taken “and” out of the wording. A York said they will end up with 2 in the end. Basically, the project is to sub-divide out one lot; the 11.3-acre piece that Chapman Realty has left, so we want to chop out the 11.3-acre lot surrounding the old office building. It leaves 10 acres remaining in the mill yard. A. Rossetto asked Chapman if there is adequate parking. Chapman said yes there will be adequate parking

Questions from the public – there were none.

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

Motion to approve the Minor Subdivision of Map 104, Lot 274 by: A. Rossetto  
2<sup>nd</sup> by: A. Hall, All in Favor 5-0

R. Irving discussed documentation that will be on record regarding change of use (for the Boards purpose). Because Chapman accepted money from the EDA and Northern Regional Commission, he has committed for the life of the loan that he can't have a change of use. It must be consistent with industrial purposes. He has a master sales agreement and every buyer is committed to it also; there is a use and alienation agreement that his Attorney is still working on. There will be a template on file for the Selectmen and Planning Board, so it will be a non-issue. Because it's grant money, they want to assure there won't be any non-profit

organizations. The use and alienation agreement is to make sure that he doesn't short sale the property and it's all sold at market price. He wouldn't be able to sell it to any federally illegal companies.

J. Weagle reviewed the Wetlands Permit – this is required for a minimum standard review.

### **3. Municipal Law Update and Announcement**

Bernie Waugh is retiring, but will still be a valuable resource; Christine will be scheduled to present the annual Municipal Law update.

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

MOM's – E. Gray – they are going to put an addition on the back that's 100' wide x 200' long, which will be for storage. They have Horizons doing the engineering. J. Weagle said he previously reviewed the plan and it doesn't need to come before the Planning Board.

They are looking to add 3 additional buildings before they are done. They plan to eventually have storage available for those out of the area, so that they can store their ATV or snow machines instead of hauling them home. The area is zoned commercial. J. Weagle mentioned that MOM's will be putting up a banner at the Hooksett Toll Plaza advertising the business and Groveton as a destination.

No further business was discussed

Motion to adjourn by: A. Rossetto  
2<sup>nd</sup> by: J. Hern, All in Favor 5-0