

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

Board members present: Al Rossetto, Gloria Covell, Addy Hall, Jeffery St. Cyr, Jim Weagle
Others: Steve Collins, Elaine Gray, Rebecca St. Cyr – Recorder

1. MINUTES of Oct. 10, 2018 Meeting

Motion to approve by: J. Weagle
2nd by: Al Rossetto, All in Favor 5-0

2. Steven Collins – Questions Regarding his Properties

Collins would like to combine 3 lots at the bottom of his property and combine everything north of that to make 2 lots. He uses 74 Twisted Oak Road, off Wheelock Drive for access to his home; to deeded access across the Fregeau sub-division. He would put lot 4, 5 and 6 together and sell it as single house lot of approx. 15 acres. Lot 7 and 8 would be his house lot, which would also be combined. The Board further discussed Collins plan.

J. Weagle said he would need to do a merger of lots and might be able to dissolve the sub division and have just 2 lots. J. Weagle said Harley Mason originally got the sub-division approved contingent on getting a letter from the State for the driveway permit, which never came about. Weagle wasn't sure if it could be dissolved. The sub-division was recorded in 2004. Collins wouldn't do this until next year.

Once the lots are merged the sub-division goes away. Because the sub-division didn't meet the stipulation is it a reality? The Board will find out what makes the most sense for Collins and get back to him.

3. Proposing Zoning Ordinance Amendments for:

These are State regulation requirements at a minimum we need to go by the State.

a. Agritourism Definition – We are just adding to the definition section.

b. Wind Tower Regulations – This amendment for noise was added by the State.

J. Weagle said it doesn't need to go to Town Meeting because the State is adding to the regulations as an RSA so it is mandated.

A. Rossetto said we need to revisit our reg for the Wind Towers. If we are going to have rules, the Wind Tower reg requires certain steps to be followed. We should have put a threshold into the regulation for limitations, which we didn't think about at the time.

The Ordinance Committee will be reviewing and making recommendations. Their next meeting

is on Monday 11/12. Julie Boisselle had asked the Select Board if a committee could be established and they approved. The committee can only make recommendations. J. Weagle is on the committee as an advisor.

A. Rossetto said we set the threshold too high for smaller units. If we are going to review the ordinance, this needs to be looked at. There are those that don't want to put up huge systems. There needs to be a permit or something to govern the small units.

G. Covell asked if we can change the ordinance without going before the Town Meeting for a vote because we need to adopt what the State requires. If we change the ordinance, then yes it would need to go to Town Meeting, since the State is adding J. Weagle didn't think it needs to.

Weagle said the small ones can go up to 2,000 watts of output, assuming that's per day. This equates to 2 kw per hour. 80" blade (7 feet). A. Rossetto will do more research on them and get back to the Board.

E. Gray commented that we have until January to hold a Public Hearing.

4. Master Plan Update Status – J. Weagle talked with Robin Irving, she is willing to advise the Board, but doesn't want to be involved - she has a full plate. Dave Auger has submitted a letter of interest to serve on the Planning Board as an alternate; he worked with Mary Sloat on the original Master Plan. It needs to be done every 5 years, it was last updated in 2014. J. Weagle said that 2 towns are going to share theirs with us. Rossetto said it's a big job, it took months to do it. We sent out 700 surveys and only got 100+ back. Weagle said we might be able to do on-line surveys and get a better response. The Board further discussed.

5. Any Other Business to Come Before the Board

a. Dave Auger submitted a letter of interest to serve as an alternate on the Planning Board. He would replace Jesse Hern. J. Weagle commented that Jesse is moving back to Groveton and is interested in an additional alternate position as well.

Motion to recommend Dave Auger to the Select Board as an alternate on the Planning Board by: A. Rossetto
2nd by: G. Covell, 4 in Favor, 1 Abstained

b. Rotobec – They are shut down for a few weeks; there was a complaint that too much ground was disturbed – listen to discussion. A. Hall asked how long it will take them to get the permits, it could be a couple of weeks; approx. around Nov. 19th.

Motion to adjourn by: A. Hall
2nd by: A. Rossetto, All in Favor 5-0

Meeting adjourned at 7:44 pm