

**TOWN OF NORTHUMBERLAND  
PLANNING BOARD MINUTES  
Weds., Sept. 5, 2018  
Groveton PD/Ambulance Bldg. - Meeting Room  
10 Station Square, Groveton, NH  
7:00 P.M.**

Board members present: Gloria Covell, Al Rossetto, Addy Hall, Jim Weagle  
Others: Arthur & Susan Marineau, Michelle Moren-Grey - NCC, Elaine Gray, Rebecca St. Cyr - Recorder

Chairman, Gloria Covell opened the meeting at 7:01 pm.

Gloria introduced the Board members.

**1. MINUTES of August 1, 2018 Meeting**

Motion to approve the August 1, 2018 minutes by: Al Rossetto  
2<sup>nd</sup> by: Addy Hall, All in Favor 3-0

**2. Lot Line Adjustment – Public Hearing**

**FILE # P18-02:** Arthur J. & Susan M. Marineau are seeking a **Lot Line Adjustment** with Michael Leahy & Ann M. Casey Leahy for Map 251 Lot 16 & Lot 15, respectively, in order to convey 2.257 acres to the Marineau's. The acreage for Map & Lot 251-16 would change from 5.05 to 7.307, and the acreage for Map & Lot 251-15 would change from 5.08 to 2.823. Both parcels are zoned Agricultural and are located on Page Hill Rd.

G. Covell read the statement above and explained the process. She asked Arthur & Susan Marineau to explain what they want to do. S. Marineau said they purchased the property in 2003, Mike & Ann Leahy bought the other lots around them. By making the lot line adjustment, they felt it would be convenient for them to have the piece and will give them more room. Eventually, Arthur wants to build a workshop. They won't be adding an additional driveway. The lot is zoned agricultural, so there wouldn't be any issue with them building a shop. The lot line adjustment will correct a surveying error, because Marineau's driveway currently encroaches over the Leahy property line.

The Board further reviewed the map with the Marineau's.

G. Covell closed the Public Hearing.

There are not any liens on the property. G. Covell reviewed the check list with the Board, it was complete.

Al Rossetto discussed having an easement for Eversource (PSNH); it's not showing on the map. J. Weagle recommended putting it in the conditions. Rossetto also recommended they check with Eversource to see if there is an easement on file.

Motion to approve the Lot Line Adjustment for Map 251, Lot 16 & Lot 15  
by: Al Rossetto, 2<sup>nd</sup> by: J. Weagle, All in Favor 4-0

### **3. NCC – Alex Belenz and Michelle Moren-Grey - Master Plan Update**

Michelle Moren-Grey attended the meeting. The Board had talked about having NCC help on the Master Plan revision. Michelle Moren-Grey said they don't come out with a quote; she presented a "Scope of Work, draft. Right now, Groveton is not a member of NCC; Moren-Grey recommended that we join before starting; the price would be 10% less. She reviewed what they can do to help with the Master Plan; one of the biggest expenses is doing the survey.

A. Rossetto reviewed how the update was done previously. They sent out 700 surveys and got approx. 100 back. Approx. 80% – 90% of the current plan doesn't need to be changed because nothing has changed on some of the items. Robin Irving has indicated that she needs an updated Master Plan for the grants she applies for. Rossetto reviewed the items that haven't had any change or very little. It was based on the 2010 census. We tried to make it as accurate as possible at the time. Rossetto said we need to out which items need to be updated for the grants. Robin Irving is supposed to give the Board what she needs.

Michelle Moren-Grey said Groveton had 2,288 residents per the 2010 census; the graphs show the Town will decrease in population over the next 30 years. The current Board feels the Town will grow. If we can tweak the Master Plan to meet Robins needs for now, when the next census comes out we would have better information. Moren-Grey discussed how and what they look for in comparison. Population may not change much. Per capita income – she would need to look at to see what's happening. Unemployment – is typically pulled from NH Employment Services. Housing – is a conversation that's regional. Housing is a huge challenge; Moren-Grey recommended that Groveton take a look at housing; with the development in the area. A. Rossetto discussed. Tara Bamford did a build out analysis approx. 12 years ago. Going forward, the Board will ask Robin Irving to highlight the areas that are not helpful for her.

How do we get participation for the surveys? Last time there were gift certificates offered and other incentives. The Town is growing and housing is an issue. We need to understand how we (as the Planning Board) can help Robin Irving. Michelle Moren-Grey recommended reviewing the last survey and one they have and then pick the questions that are appropriate. A 2-page survey is probably all that anyone will look at. She said places have held some round table sessions instead of sending out survey's; there is information that comes out of them that's useful. It could bring about community action teams. A. Hall feels that most in Town might not even know what grants are about. He feels that getting information out to the people would be more effective. J. Weagle said we have talked about broadcasting the Selectmen Meetings – he further discussed.

E. Gray asked when the NCC dues are normally paid. Michelle Moren-Grey said usually they are sent out November for January 1 enrollment, which follows the calendar year. If the Board decides to do this, NCC could start working on the project in June 2019. It's very hard to put a cost on the project. J. Weagle said we would need to have a number for the budget, Moren-Grey said they can come out with a contract and price.

The Transportation section might need to be separate as well as the Economic Development chapter. She reviewed the funding. Maps, Moren-Grey said you might not want to do. She feels they can give the Board a price for budgeting. The Town follows the calendar year, with town meeting in March budget information is required by January. He said we would have to

wait until after town meeting before starting any work.

Robin Irving is on vacation for the next 2 weeks. Michelle will talk to her and go from there. She can give us the scope and a price; she will reduce the maps; section out the survey as stand alone; and any other sections. NCC would like to do this and enjoys working with the community – they feel that are some good things going on here.

If the Board has any questions, they can reach out to her or Alex.

#### **4. Merger of Lots – Ronald & Linda Caron Revocable Trust**

- a. Elaine Gray contacted Legal – LGC – they said the Board needs to address:
  1. Are the lots contiguous? - Yes
  2. Are the lots pre-existing approved or subdivided parcels – No
  3. Are any of the lots subject to a mortgage of record - No
  4. Would the merger create a violation of the zoning ordinance?

The lots are zoned commercial, but are grandfathered as pre-existing BEFORE zoning. Rossetto asked what the benefit to them is to merge the lots. They want to extend the back of the garage and you can't put a building over the line. They want to be able to park in the back and be able to get deliveries in. The Board further reviewed the map; Lot 73 & 74 are the ones they want to merge. There isn't any mortgage on the properties, mortgage on Union Hall just recently paid off. The down side is losing the water sewer for one of the buildings. They intend to tear down the old Union Hall building. The mortgage discharge was submitted August 27th, but hasn't been recorded yet. E. Gray spoke with Linda today; she indicated that it's been sent. It could be approved contingent on the recording getting done. They need to pay for the recording.

Elaine Gray pointed out that you can have combined zoning for residential and commercial. If they take down one of the buildings they might need to go to the Zoning Board for a variance to build something else, depending on what they want to do with it. The frontage is 92.6'

Motion to approve the Merger of Lots with condition the mortgage is recorded, and other open conditions by: J. Weagle, 2<sup>nd</sup> by: A. Rossetto, All in Favor 4-0

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

- a. Further discussed the Master Plan survey; sending out paper surveys with a link for doing it on-line. If we join NCC, we are paying dues and paying for their services. It probably could be done in house; there could be only 4-5 areas that need to be updated.

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

Meeting adjourned at 8:20 pm.