

**TOWN OF NORTHUMBERLAND
PLANNING BOARD AGENDA
Weds., Dec. 4, 2019
Groveton PD/Ambulance Bldg. - Meeting Room
10 Station Square
Groveton, NH
7:00 P.M.**

Planning Board member present: Al Rossetto, Addie Hall, Jim Weagle, Jeffrey St. Cyr, Gloria Brisson-Covell, Chair, Jesse Hern, Alternate.

Others Present: Lise Howson, Kim Howson, Emily Swallow, Shawn Swallow, Chris Wheelock, Joseph Kennett, Elaine Gray, Planning Board Clerk, Sam Oakes, Susan Marineau, Bruce Oakes.

1. MINUTES of November 6, 2019 Meeting Gloria calls the meeting to order and asks about acceptance of minutes from last meeting. Al makes motion to accept minutes, Addie seconds, Jim refrains from voting, all rest in favor, approved.

Al Rossetto asks permission of Gloria, Chair, to speak. She says "sure". Al apologizes for his actions at last meeting. He was rude and disrespectful to the Chairperson and hopes she will accept his apology. Gloria accepts apology. Al then recuses himself from the meeting. Gloria then explains the rules of conduct for this meeting, if not followed she may shut down the meeting.

2. Swallow Landscaping Business Concerns from Neighbors –

Map & Lot 251- 001 – Lise Howson

Lise Howson speaks that she is representing most of the residents of Long View Road. She presents a letter to the Planning Board that zoning is not being complied with on the Swallow property. Some confusion on timber management and low residential, need some clarification. Seems as though timber management is strict, but allows dwellings. Timber management was changed to low density residential but was not formally adopted.

Gloria defers to Elaine to explain that before a major subdivision, timber management does not allow for dwellings. For a major subdivision, a road meeting town specs and utilities come in and it becomes residential and dwellings are allowed.

Addie brings up that it wasn't taken out of timber management.

Lise brings up that there was a special exception to allow dwellings.

Jim reiterates that after a subdivision, the new zoning is low density residential.

Addy asks who approves zoning?

Gloria answers, the Planning Board approves. Timber management has no structures but a major subdivision has utilities and a road. Addie asks if that is stipulated. Gloria warns speakers to not speak separately. Asks Addie if he is set, he replies not really but will listen. Gloria asks why the tax cards still say timber management.

Elaine brings up that Chellie Lane has a commercial business which is a veterinarian. This was approved with provision of no outside kennels to bother other residents of the road.

Lise was under the impression that under timber management, Swallow was not a home

business. It is noisy, with big trucks.

Shawn Swallow says that the driveway being used was not a new one but one that was already there.

Addie asks how many drives are there?

Shawn responds there is one on each property.

Lise says the concern is about the utility pole which is close to where the trucks enter.

Chris Wheelock speaks that there are a couple of things going on and that the label of timber management is probably a clerical error. The property cards should be changed.

Jim Weagle says a special exception does not change zoning, it is still timber management.

Chris mentions that without that exception every home would be in violation.

Elaine explains that everything in the special exception list is not allowed without a public hearing thru zoning.

Lise asks if building permits go thru zoning.

Gloria answers no, goes thru the Selectmen. The Swallows building permit for the salt shed was approved by the Selectmen last year, all rules followed. But surprised that timber management is still on the tax cards, will have to address.

Chris mentions that legal will have to be consulted regarding timber management and the RSAs that apply.

Gloria agrees that legal should be consulted and no decisions will be made tonight. A question asked on residential and running businesses out of residential.

Chris mentions that there are a number of home based businesses being done on another property and past practices need to be looked at.

Lise brings up that on the second page of the letter there is a mention of a zoning ordinance that covers home businesses. There is much more discussion on timber management, zoning, allowable businesses. No decisions made.

Al asks if Jesse can remain on the Planning Board as alternate tonight.

Gloria approves.

3. Merger of Lots – Beland Family Trust – 48 Main St.

Beland wants to merge two properties, probably to sell. Some question on where the line runs. Seems as though all requirements met. Jim motions to approve the merger of lots, Addie seconds, all in favor, approved.

4. Any Other Business to Come Before the Board

Gloria asks if there is any other business.

Addy wants to talk about residential rules and wants to make sure the Selectboard follows the rules for everyone.

Jim says the Swallows are not in violation, people are not coming to the house.

Addie asks how do you know?

Jim and Addie continue to discuss, everyone discusses the meaning of a home based business. The feeling of opening up a can of worms is mentioned. The mention of junk yards is brought up and how none are legal in some eyes.

Gloria wants to protect the Planning Board and the Town and there will be more conversation on making the correct decision. Gloria asks if there is anything else? Some concerned citizens make comment, but are satisfied with answer from the board.

5. Adjournment

Jim makes motion to adjourn, Addie seconds, all in favor, passed to adjourn at 7:55pm.

Next meeting, January 8, 2020

Respectfully submitted,

Pam Kathan
Northumberland Planning Board Minute Taker

Minutes approved by Northumberland Planning Board Members on _____

X

Jim Weagle
Northumberland Planning Board Member

X

Gloria Brisson-Covell
Northumberland Planning Board Chair

X

Al Rossetto
Northumberland Planning Board Member