

**TOWN OF NORTHUMBERLAND  
PLANNING BOARD MINUTES  
Groveton PD/Ambulance Bldg. - Meeting Room  
10 Station Square  
Groveton, NH  
January 2, 2019 - 7:00 P.M.**

Board members present: Al Rossetto, Addy Hall, Gloria Brisson, Jeffrey St. Cyr, Jim Weagle, Dave Auger – Alternate, Jesse Hern - Alternate  
Others: Steve LaFrance, Larry Meservey, John Jaworowski, Sam Oakes, Elaine Gray, Rebecca St. Cyr - Recorder

**1. MINUTES of Dec. 5, 2018 Meeting –**

Motion to approve the Dec 5, 2018 minutes by: J. Weagle  
2<sup>nd</sup> by: A. Rossetto, All in Favor 4-0

**2. Welcome Back -New Planning Bd. Alternate Member –**

Dave Auger and Jesse Hern have been appointed as an alternate Planning Board members.

**3. Introduction of Site Plan Review for Item 4– Steve LaFrance**

G. Covell opened the meeting to Steve LaFrance, Horizon Engineering for the MOM's Site Plan Review.

**4. PUBLIC HEARING:**

**Case # P18-04: MOM's North Country LLC, represented by Horizons Engineering, Inc., is seeking a Site Plan Review for a 100 x 200 ft. addition to their existing building and replacing the existing septic system. The location is at 149 State St. on Map 103 Lot 17, and the 6.9 Ac. parcel is zoned Commercial.**

LaFrance said the proposal is to put an addition onto the existing building. There was excavation done over the summer in preparation of the proposed 100' x 200' – 2 story addition. It was initially going to be one story, but due to the bark fill that was removed, it was more economical to go up instead of re-fill with gravel. A. Hall asked if they ran into any water? LaFrance said there was ground water that seeped out of the bank during the excavation, so there will be a footing drain around the base. The existing septic will be reconfigured and moved. The new tank will be 2,000 gal. and the leach field will be sized for 1,000 gal per day. The plan has been submitted to DES and has been approved. There is a requirement that the wastewater holding tanks must be registered. There will be a wash bay on the lower level and there is a 2,000 gal holding tank with an oil/water separator, which will be pumped out periodically with a septic truck.

There is adequate parking in the existing lot. LaFrance further reviewed the details of the project. There is a small retaining wall due to some wetlands. J. Weagle asked about the drain under the pavement shown on the map; will there be an access in case of a freeze. LaFrance said the drain will be insulated under the pavement and further discussed. There

is a catch basin in the bottom of the truck ramp. The erosion control is standard, and the existing leach bed will be abandoned, the facility is serviced by Town water. There is an artesian well that's not in service, but it could be used if needed.

A. Hall asked where the water from the foundation drains goes, LaFrance it will drain into the wetland.

G. Covell asked if they anticipate hiring many more people. L. Meservey said the upper level is primarily show room, the lower level will be for customer storage and some repairs. It gives us increased service capacity, consumer storage and additional showroom space.

J. Weagle asked about the entrance for trucks. –Meservey said it will primarily be left as is, we have a lot of flat bed trucks that come into the main parking lot, we unload them from the side, the UPS and Fed Ex drivers will to continue enter as they have been.

A. Rossetto asked with doing repairs on the lower Level, are there fire issues that might need to be dealt with? L. Meservey said there will be a sprinkler system in the building.

John Jaworowski said he didn't have any questions. MOM's has been good about checking in with him (as a neighbor) to be sure the lighting, etc. isn't a problem.

G. Covell asked if there will there be lighting in the back. L. Meservey said there will be some for security reasons and just to have light during the short days. He said they have cut back on the lighting in the front so not to annoy the neighbors.

D. Auger asked about the flood zone boundaries; LaFrance reviewed the map, he doesn't have it referenced on the plan. The basement of the building is approx. 10.5' feet above the wetlands. The Board suggested adding it to the plan. The bank might not fund without it, it would be in MOM's favor to add it on.

G. Covell closed the public hearing.

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

Motion to accept the application as complete by: A. Rossetto  
2<sup>nd</sup> by: A. Hall, All in Favor 4-0

Motion to approve case #P18-04, Map 103, Lot 17 - MOM's project by: A. Rossetto  
2<sup>nd</sup> by: J. Weagle, All in Favor 4-0

## **5. Joseph Langkau, Jr. - Merger of Lots -**

Langkau owns a house at the end of Central Ave. and the abutting lot has a garage on it. There used to be a house on the lot also. A. Rossetto asked if there is still water/sewer lot? J. Weagle said it has probably been cut. The reason he wants to merge the lots is due to having a mortgage on each; he is refinancing, and the bank would like to see it as one lot.

The owner is responsible for getting a new deed prepared; by merging its cleaner for him and the bank.

Motion to approve the merger of the lots by: J. Weagle  
2<sup>nd</sup> by: A. Rossetto, All in Favor 4-0

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

**-Thoughts on approach to Master Plan update** – G. Covell said we were looking for some help, we are not members of NCC (yet). J. Weagle explained that we left NCC approx. 1 year ago because we didn't feel that we were getting any value. D. Auger asked if NCC had made a recent presentation re: their services, etc. J. Weagle said they did come with a quote, but it was high. G. Covell said Michelle from NCC did a presentation; our primary plan was to help Robin Irving with the grant requests. It's supposed to be updated every 5 years.

Jim Tierney, Gail and Al Rossetto (GREAT) worked to update it 2014, we produced the master plan. Tara Bamford from NCC helped with a spread sheet for the surveys. The quote from NCC (in 2018) was \$25,000 - \$45,000 for them to help us. A. Rossetto said the historical data hasn't changed, D. Auger thinks it might require some community involvement. G. Covell said she helped with a Lancaster update, and there were a lot of people involved, we met weekly and had NCC for guidance. D. Auger said the State office of Planning would have some info for guidance as well. Auger feels that NCC might be willing to negotiate.

A. Rossetto said we need input from Robin Irving regarding what she needs. 2019 is the recommended year to revise. 90% of the Master Plan will probably be the same. J. Weagle will meet with Irving to get more information for the next meeting.

G. Covell read a portion of the Master Plan guideline by NH State Statue. The Board further discussed. E. Gary clarified with J. Weagle that the dues for NCC have been included in the budget for next year.

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

The meeting adjourned at 8:06 pm