

**TOWN OF NORTHUMBERLAND  
PLANNING BOARD MINUTES  
Weds., March 6, 2019  
Groveton PD/Ambulance Bldg. - Meeting Room  
10 Station Square, Groveton, NH  
7:00 P.M.**

Board members present - Al Rossetto, Addy Hall, Gloria Brisson, Jeffrey St. Cyr, Jim Weagle - David Auger-Alt., Jesse Hern–Alt.

Others: Larry Bennett, Joseph Kennett, Elaine Gray, Rebecca St. Cyr - Recorder

**1. MINUTES of Feb. 6, 2019 Meeting**

Motion to approve the February 6, 2019 minutes by: J. Weagle

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

**2. Larry & Martha Bennett - Merger of Lots**

Larry & Martha Bennett bought the former Normandeau property on Central Avenue; they plan to gut the house and use it as a work shop. J. Weagle reviewed the history of the Normandeau property; it was left vacant for a number of years and the pipes broke doing extensive damage to the inside. Bennett bought the property to use it for a shop, the framing is in good shape but the walls and plumbing were gone. A. Hall asked if he would gut the inside, L. Bennett showed pictures and explained what he's done through today. There is a lot of black mold; he's removed all the plumbing and heating. It's a two-story house with a dirt basement. He took the old garage down and eventually wants to put up something different for storage.

A. Rossetto asked what happens to the w/s if the lots are merged. J. Weagle said it becomes 1 lot; the w/s is shut off. Bennett doesn't want 2 w/s bills. Bennett said the insurance company won't insure, if he merges then they will. There isn't a mortgage on either of the properties.

Motion to approve the merger of the 2 lots by: A. Rossetto

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

**3. Letter of Support to Revise – Q Hydrogen Power Plant**

The Board had not seen the original letter or the revised letter. J. Weagle read the proposed revision section, which stated that the Board of Selectmen would have sole jurisdiction over the permitting relating to land use of the Q Hydrogen project and would only require the customary building permit. It needs to be changed to put the Planning Board in place of the Board of Selectmen as far as permitting because the site plan application process would be required. After that, they could obtain the building permit through the Board of Selectmen. The Board further reviewed the letter and recommended changes to the wording.

J. Weagle said DES is being a stickler because water will be drawn from the river. He said there is a reason why they can't use the Town water. A. Hall wondered if we have enough in the Town supply to furnish them with the water; Weagle said it would be expensive for them to buy it.

J. Kennett said he went to a G.R.E.A.T. meeting last night; his interpretation was the Q Hydrogen plant was going to be put somewhere else. Rossetto didn't hear it like that. Kennett said Chapman commented that Rotobec will be the highest energy user, so why wouldn't Q Hydrogen go to the Brown Rd. A. Rossetto said Chapman expressed concern because with Rotobec on the Brown Rd. (using 2,400 amp service) vs. having that demand on the mill site would have made Q Hydrogen more interested in coming. Rossetto thought the project was in danger because there wasn't enough demand.

J. Weagle said Chapman is trying to get everything in place; people want to see that it's built before they commit to coming. A. Hall commented if they change everything then the permits would need to be re-done. If it goes somewhere else, they would need to go through everything again. Rossetto thought the whole project was contingent on having a large user on the mill site. The Board further discussed Q Hydrogen project. J. Weagle said this would be a pilot plant.

J. Weagle mentioned that Prima America is shut down indefinitely due to issues with DES.

A. Rossetto recommended adding verbiage to the letter regarding the site plan application and approval process needs to be done by the Planning Board. The letter is actually from the Select Board. G. Covell will re-write it and send out to the Planning Board members for their review.

#### **4. Master Plan – Work in Progress**

G. Covell had reviewed the minutes from the February meeting; she asked where we are with this? There was a motion made at the last meeting to not move forward until we hear from Robin Irving. J. Weagle said she still hasn't had time to address.

A. Rossetto said next year (2020) there will be a census done, which will add a data point for the plan. Next fall might be a good time for the master plan update. He reviewed the table of contents in the current plan.

G. Covell said the Town of Lancaster had an article in the paper a couple of weeks ago, it talked about what they are trying to do. They want to get more people involved in their update. Lancaster has a full-time person (Ben Olsen) that's working on it. G. Covell commented that Robin needs us to do the pieces that help her with getting grants.

J. Weagle is trying to get copies of master plans from different Towns to review. The update continues to be a work in process. G. Covell will contact Robin Irving to set up a meeting with her to discuss the update.

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

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

Meeting adjourned at 7:39 pm