

**Town of Northumberland  
19 Main St.  
Groveton, New Hampshire 03582**

**ZONING BOARD OF ADJUSTMENT  
MEETING MINUTES  
Monday, May 13, 2019  
7:00 PM  
MEETING ROOM  
10 STATION SQUARE  
Groveton, NH**

Board members present: Joseph Kennett, Dave Auger, Chris Wheelock, Jeffrey St. Cyr, Jerry Crompton  
Others: Kim DeBlois, Cheyenne DeBlois, Emmalee DeBlois, Nelson Chappell, Jim Sanborn, Elaine Gray, Rebecca St. Cyr - Recorder

J. Crompton opened the meeting at 7:00 pm.

**1. Minutes of July 11, 2018 Meeting**

Motion to approve the July 11, 2018 minutes by: C. Wheelock  
2<sup>nd</sup> by: D. Auger, Motion carries – 5 in Favor - 0 – Against

**2. PUBLIC HEARING-**

**Case #Z19-01: Ricky & Kimberly DeBlois are seeking a Use Variance for Agricultural use in the Residential High Zone for one of their parcels located at the end of Hall Rd. The parcel is Map 101 Lot 15, consists of 2.92 acres, and this is where their residence is located.**

J. Crompton reviewed the application. K. DeBlois said the property used to be agricultural at one point, she said they had horses there at one time. Jim Sanborn asked when it was taken out of agricultural use; Herbie Hall used to raise pigs up there and fought with the Town until it was deemed agricultural. Donald and Clarissa Kenison used to raise pigs as well. Sanborn just wanted some answers; when was it changed and how did they let the landowners know? When Sanborn bought his property in the 80's it was agricultural. Zoning didn't come in until 1991. J. Kennett asked if all the abutters have been notified, E. Gray said she didn't hear from Kim Alcantara or Aaron Gibson.

K. DeBlois reviewed what they want to do; there will be a fenced in area and a stall off the garage for the horse. C. Wheelock asked if she is asking to change the whole property to agricultural. She would like the whole property changed to agricultural if she could. K. DeBlois said she doesn't plan to have cows, but has 1 horse, possibly 2 (until the old one dies), they also want some chickens. DeBlois said the fence will be electric with fiberglass posts to start with.

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D. Auger asked Sanborn if we answered his questions regarding how and when the residents were notified when zoning came in. He said he wasn't notified, but understands why it changed when zoning came in. The original zoning ordinance had to be on the warrant and voted in at Town Meeting.

Chris Wheelock commented that if we change it to agricultural, you or the next landowner could do what they want. J. Crompton said it could be approved based on a certain # of animals and type of animals. It could be for the current owner only. C. Wheelock isn't against it but wants to be sure we don't have issues in the future. E. Gray said that on the notice of decision, conditions can be added.

Gary Watson had asked C. Wheelock if there would be any roosters. K. DeBlois said no they don't plan to have any roosters.

Wheelock is in favor of approving the variance with some conditions, but not for re-zoning the lots to agricultural. J. Crompton further discussed granting the variance with the # of animals allowed. K. DeBlois said they have places that the manure can be hauled off to.

D. Auger asked if the residents on Graham St. would be in favor of changing the area to agricultural. DeBlois thought all of them would approve except the Watsons, she said Aaron Gibson talked about having cows at one time.

C. Wheelock asked if we do a special use variance, can the Town or the landowner back out of the variance. E. Gray said the Selectmen are listed regarding any violations that occur. Wheelock said if you are not imposing on your neighbors then it should be ok especially when there is a variance. If you don't comply with the variance, then there would be enforcement.

The Board further reviewed the Zoning Ordinance. DeBlois has lived there for many years, but actually bought the property early in the 2000's. If approved, Crompton said it would have to limit the # of animals allowed. To re-zone the property, it needs to go to Town Meeting to be voted on.

Discussion ensued regarding Lot 16. Addy Hall is paying the taxes on it currently; prior to that Richard and Peggy DeBlois were paying the taxes. K. DeBlois reviewed the ownership history of Lots 16 and 14.

D. Auger asked if the Zoning Board can create its own special exception; E. Gray said no, special exceptions are only what are listed, that's why they chose the variance. There is a separate form to add conditions; if the use is stipulated, that should cover it. Auger asked if anyone had looked into the possibility of it diminishing the value of abutting properties. J. Crompton explained that in the past if the abutters don't object to it, that's how we've based our decisions.

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The Board further reviewed the map and lots where the fencing will be. The Town owns Hall Rd. to the culvert. K. DeBlois said they maintain it, but the Town plow does go all the way in so they can turn around.

Motion to grant the Use Variance with the following stipulations by: J. Kennett  
Limited to - 2 – Horses, 14 – Chickens, and 2 – Ducks - all to be penned.

2<sup>nd</sup> by: C. Wheelock - Motion carries - 4 in Favor – 1 abstained

**3. Reappointments of Members (2)**

The Selectmen re-appointed Jeffrey St. Cyr and Jerry Crompton for a 3-year term on the Zoning Board.

**4. Revisions to Zoning Ordinance Since Last Meeting – Elaine –**

E. Gray reviewed the changes that had to be made in the zoning ordinance due to changes in the RSA's; the noise of wind towers are now regulated by the State. She also explained the amendment adopted by town vote in March regarding less strict regulations for small wind towers 40 ft. high or less.

**5. Any Other Business**

No other business was discussed.

Meeting adjourned at 7:55 pm.