

**TOWN OF NORTHUMBERLAND  
PLANNING BOARD MINUTES  
Weds., May 1, 2019  
Meeting Room – 10 Station Square  
Groveton, NH  
7:00 PM**

Board Members Present – Alan Rossetto, Addison Hall, Gloria Brisson-Covell, James Weagle, David Auger- Alternate, & Jesse Hern-Alternate

Others Present – Trudy Stuart, Jay Stuart, Eunice Stuart, Sandra McBey, Brian Marston, Charles Boisclair, and Elaine Gray – Recorder

Chairperson Gloria Brisson-Covell opened the meeting at 7:00 pm.

**1. MINUTES of April 3, 2019**

*Motion to approve the April 3, 2019 minutes by: James Weagle.*

*2<sup>nd</sup> by: Alan Rossetto. All in Favor 6-0.*

**2. Site Plan Review – Public Hearing**

**Case #P19-01: Boo's Storage, represented by Brian Matson, is seeking a Site Plan Review for a 130' x 25' Storage Units Building on a cement slab. The location is at a vacant parcel on the corner of Lancaster Rd and Dean Brook Drive on Map 229 Lot 26, and the 0.63 Ac. parcel is zoned Commercial. The parcel is currently owned by the Trustees of the Bethany R. Gould Trust.**

Brian Matson explained it would be 130' X 25' comprised of 29 units – five 5 X 10's, twelve 10 X 10's, and twelve 10 X 15's, prefabricated metal compartments he would need to assemble. It would be on a concrete slab with the driveway access off Dean Brook Drive ONLY. The closing with Gould Trust is scheduled for May 15<sup>th</sup>, pending approval from the Boards. Where the site was formerly Top Gas, Weagle asked about test pits being done, and Hall questioned if the underground fuel tanks had been removed. Matson responded that he was told by the Realtor a clean groundwater sample had been done for the Gould property, and added that his financial institution would most likely require one as well. It was advised to check with NHDES to be safe, and get something in writing because removal of the tanks would be a huge expense.

Rossetto questioned the setback from the boundary line towards Brookview MHP, Matson had 15 feet on the sketch. Gray explained that commercial zoning doesn't have setbacks for side and rear boundaries. Matson kept it that close to the line so there would be enough room to place another set of storage units in front of this one at some point.

Brisson-Covell inquired if the trees would be taken down on the boundary toward the mobile home park. Matson responded they would be taken down to the boundary line, in order to accommodate the drive that would encircle the storage units.

Rossetto stated this is the last sewer connection available due to a moratorium in that area. Matson responded that he has no plans to use any water and sewer. Rossetto explained the ordinance of being within so many feet of town water and sewer and the possibility of being charged commercial demand

fees for the service running by there. Discussion ensued that the Gould's were not being charged for either and Matson was advised to address this further with the Board of Selectmen.

Auger asked if there were storm drains there, and Matson pointed out on the sketch where the ditches are and culvert, plus he was instructed by the highway agent to make a swale next to Dean Brook Drive when constructing his driveway.

Auger inquired if any vegetation would be planted to replace the trees or in the front, perhaps a lawn to beautify the parcel. Matson pointed out on the sketch how far back the State DOT ROW 50 ft. setback goes and was told by the DOT office today that he is to put nothing in that ROW. His future plans for the 2<sup>nd</sup> storage unit would take up most of the space he has left.

Brisson-Covell closed the planning board meeting and opened the public hearing.

Jay Stuart, abutter, inquired how close to the property line of the park would Matson be cutting trees because his 2 sheds are literally right to the line. Trudy Stuart expressed her concern about losing their privacy buffer. Matson stated he has to set back 25 ft. from Dean Brook Drive, so he may be able to leave some of the trees there next to his access, but is unable to promise until he measures it. He further explained that the customers need enough room to have access to their units on that side towards the park. Discussion ensued as to the structure providing sound and visibility buffers and the possibility of a fence.

Brisson-Covell closed the public hearing and reopened the planning board meeting.

*Motion to accept the Site Plan for Boo's Storage made by: James Weagle.  
2<sup>nd</sup> by: Addison Hall. All in favor, 6 to 0.*

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

J. Weagle downloaded the gigantic Master Plan from the city of Claremont and sent it to Elaine Gray via 4 emails. Gray printed off one copy for the Board to review, and it's also available on their town website. Weagle commented that it had several good aspects that he thought would relate to Groveton, and Gray agreed that the economic development and transportation sections were worth looking at. Claremont was a recent recipient of a grant, and probably the Master Plan was key in obtaining that grant.

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

Village Cones - Gray explained that Charles Boisclair had submitted his building permit application for Village Cones, to rebuild on the former site of an ice cream stand, where the building had collapsed from heavy snow. There is still some demolition to clean up, but Boisclair will use the existing footprint. Boisclair has prior permission from the Board to build this, but has come back before the Board because he would like to add a second floor to the ice cream stand for a small apartment where his full-time manager could stay – with a kitchen, bedroom and bath. Gray explained that commercial zoning does permit mixed commercial and residential use. Boisclair further explained his plans, and has spoken with the water department and got it okay-ed, as it was pre-existing. Rossetto asked if there would be any changes in the FDA regulations from what he had in place in the other building. Boisclair responded that an ADA compliant bathroom for the employees is a must. Boisclair inquired about being able to open the ice cream stand with the apartment just roughed in. The Board responded in the affirmative, a certificate of occupation from the building inspector is issued only for businesses,

but not required for residential in Northumberland. Discussion ensued as to installing water meters for the mobile home park in the basement of this same building, and Boisclair was instructed to get in touch with the water superintendent about the requirements for that.

NCC Regional Transportation Meeting – Rossetto attended North Country Council's meeting regarding the regional transportation plans with NH DOT and highlighted some points made in their conversation from the meeting. It's a 10-year plan every year, therefore the plans are spanned out to 2029 for this year, 2030 next year, etc. According to the TAC (Transportation Advisory Committee), there are three unfunded projects in the north country on the list, one being the town's covered bridge. Only having three on the list does not show the true extent of the needs in this area because there is an unmet demand of many more than three. Rossetto checked with Robin Irving, and found that the NCC is in need of more commissioners, so he put his name in. The position needs to be appointed by the Board of Selectmen per recommendation of the Planning Board.

*Motion to recommend Alan Rossetto to the Board of Selectmen for the appointment of NCC commissioner by: James Weagle.*

*2<sup>nd</sup> by: Addison Hall. Motion passed with 5 for, 0 against, and 1 abstained.*

There was a brief discussion about the possibility of the Nugent building selling to someone from Rhode Island, interested in opening a pub restaurant. Gray explained that he is a property owner on Thompson Rd. Another property owner on Thompson Rd. is interested in the Wade White property to convert it into a brewery that would supply the pub.

*Motion to adjourn at 8:18 pm. by: James Weagle*

*2<sup>nd</sup> by: Alan Rossetto*

Respectfully Submitted,

Elaine Gray  
Recorder

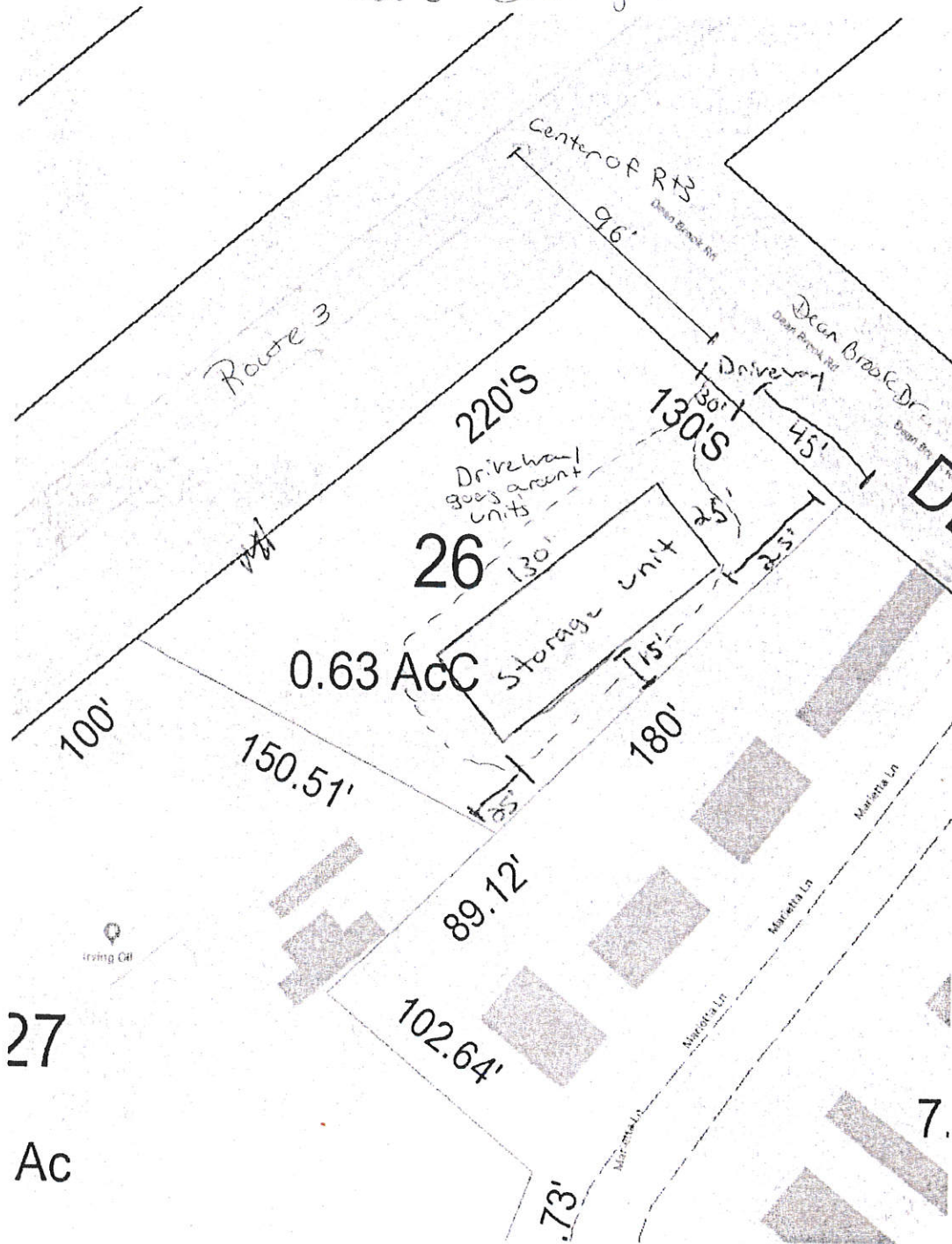






--- = Drive way

Boo's Storage



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