

**TOWN OF NORTHUMBERLAND
PLANNING BOARD MINUTES
Weds., Feb. 5, 2020
Groveton PD/Ambulance Bldg. - Meeting Room
10 Station Square
Groveton, NH
7:00 P.M.**

Planning Board Members present: James Weagle, Acting Chairman, Al Rossetto, Addison Hall, Jeffrey St. Cyr, Jesse Hern, alternate

Others Present: Elaine Gray, Planning Board Clerk, Joseph Kennett, Shawn Swallow, Jennifer Welborn, Chris Shepard, Recorder.

1. MINUTES of January 8, 2020 AND January 15, 2020 Meetings

Al makes motion to approve January 8, 2020 minutes, Addie seconds, all in favor, 3-0.

Motion to approve minutes from January 15, 2020 by Al, seconded by Addie, all in favor, 3-0.

2. Public Hearing:

FILE # P20-01: Alan & Gail Rosetto (23 Longview Dr.) and Michael & Theresa Cormier (Land & buildings owned on Longview Drive) are seeking Lot Line Adjustments on Map 251 Lot 2 (a 1.71 acre parcel which both parties own) conveying 0.855 Ac. each from Lot 2 into Lot 3 for the Rossettos and into Lot 6 for the Cormiers. All 3 parcels are contiguous, zoned Forestry/Timber Management, and are located on Longview Drive, a private road.

Al recuses himself as he is involved. Jesse to take the alternate position.

Al: Explains purchase of lot between Cormiers and Rossettos. Involved Map#251, lots 2,3 and 6.

Jim: anything from public?

Question from Joseph Kennett on purchase and situation with zoning issue on Longview Drive to Al. Response from Al is there is no problem.

Al: Typo on spelling Rossetto, will be corrected on plats, all set on mylar.

Jim closes public portion. Questions from planning board?

Addie motion to approve, 2nd by Jesse. All in favor, 4-0. Al Rossetto recused from vote.

3. Merger of Lots – Shawn & Emily Shallow

Jim reads request for Map# 247, lot#3 and Map#251, lot 1, merger of both lots. Both pieces have mortgages, consent form attached. Merger of house and salt shed.

Jim asks if there are any questions. Motion by Jesse, second by Addie, all in favor, 5-0 Al asks if he should abstain, Jim says you don't have to, Al says then I vote affirmative. Jim gives

explanation to Al why he can vote instead of abstain, Al says I know, Jim just confirming with Board Chair.

4. Merger of Lots – Dwight Berube & Pamela Kinyon

Parcel purchased from the town to be merged with adjacent lot, no mortgages. Map#211, lots 6 and 5. Jesse inquires about the road between the properties. Not a problem, not on other side of road, they are contiguous. Motion by Al to accept the voluntary merger of Map#211 lots 6& 5, 2nd Addie, all in favor. 5-0.

5. Discussion of DOT Driveway Permit and Questions From Owners Regarding Parking Requirements for 80 State St.- Roaring Brook, LLC

Jennifer Welborn begins with thanking Jim for having her start the driveway permit process early, on the third round. Wants Town and Roaring Brook, LLC to agree on details of principal space area of restaurant as Town has its own policy. Discussion between Jennifer and Planning Board on square footage and number of spaces needed. Looking to discuss an agreement between the two parties so that Jennifer can go back to DOT and says the Town agrees with her on the parking. Discussion on street parking and having at least one handicapped parking on the property, as there are two handicapped spaces on the street.

Al brings up the chance of non-compliance for the other two eating establishments in Town because of the proposed parking spaces for the new establishment. Jim says there is no compliance issue for the others because of the street parking that they use. Consensus of the Board is that a reasonable distance, ¼ mile definition (including marked street parking spaces) applies to all restaurants in Town.

Jennifer to go with her original plan with all the parking spaces on the street for ¼ mile.

Al asks if any motion needed. Jim says no, this is just informational.

Al remarks on how good of a job they are doing with construction, foundation repair. They need to renew their building permit if it expires before they are finished.

6. Any Other Business To Come Before the Board

Al motioned for adjournment.

Jim recognizes Jesse. Al withdraws his motion to adjourn.

Meeting reopened.

Jim reads resignation letter from Jeffery St. Cyr effective end of March.

Board members wish him luck and will be missed, accepted with regrets.

Motion by Al to adjourn at 7:30pm, seconded by Addie, all in favor, 5-0

Next meeting, March 4, 2020

Respectfully submitted,

Pam Kathan

Northumberland Planning Board Minute Taker

Minutes approved by Northumberland Planning Board Members on _____

X

Jim Weagle
Northumberland Planning Board Acting Chair

X

Addison Hall
Northumberland Planning Board Member

X

Al Rossetto
Northumberland Planning Board Member

X

Jeffrey St. Cyr
Alternate Northumberland Planning Board ...