

**TOWN OF NORTHUMBERLAND  
PLANNING BOARD MINUTES  
Special Meeting  
Weds., Jan. 15, 2020  
Groveton PD/Ambulance Bldg. - Meeting Room  
10 Station Square  
Groveton, NH  
7:00 P.M.**

Board Members Present: Gloria Brisson-Covell, Chair (via cell phone), James Weagle, Al Rossetto, Jesse Hern, Addison Hall

Others Present: Elaine Gray, Clerk, Pete Marshall, Nancy Merrow, Lise Howson, Kim Howson, Shawn Swallow.

**1. Introduction of Proposed Zoning Amendments and Definition of Special Exceptions**

Gloria Brisson-Covell read the definition of a Special Exception- it is a specific, permitted use that is allowed when clearly defined criteria and conditions contained in the zoning ordinance are met.

Criteria for Special Exception as per Section 7.4 of the Northumberland zoning ordinance:

The Board of Adjustment may make a special exception, subject to appropriate conditions and safeguards as determined by it as prescribed in NH RSA 674:33. In action on the application for a special exception, the Board shall take into consideration:

- The proposed use shall be one permitted by this Ordinance as a special exception.
- The specific site is an appropriate location and of adequate size for such use.
- The use will not adversely affect the adjacent area and there are no reasonable objections to the use to the use by the owners of the abutting land.
- The proposed use will promote the public health, safety, welfare morals, order, convenience and prosperity of the adjacent area.

**2. PUBLIC HEARING:**

**Proposed changes as follows to Section 3.5 Forestry/Timber Management:**

**1.) Add the following Uses Permitted in This District to this zone –**

**Single Family Dwelling Units**

**Camps**

**2.) Remove from Special Exceptions (and renumber)-**

**Item 4. Single Family Dwelling Units**

**Item 5. Remote Camps**

Wording for the warrant article to be voted on at the March 2020 Town vote on Tues. (election day), March 10<sup>th</sup>:

Which reads as follows:

Are you in favor of a zoning amendment to Section 3.5 Forestry/Timber Management, as

proposed by the Northumberland Planning Board, to move single family dwelling units and camps from the requirement of a special exception from the Zoning Board to be permitted uses while meeting the area requirements of the residential low density zone (thereby only requiring a building permit)?

Motion to approve warrant article by AI, seconded by Addie, all in favor, 5-0.

No other business to come before the Board.

Jim Weagle makes motion to adjourn, AI seconds, all in favor, 5-0.

Adjournment at 7:10pm.

Next meeting, February 5, 2020

Respectfully submitted,

Pam Kathan  
Northumberland Planning Board Minute Taker

Minutes approved by Northumberland Planning Board Members on \_\_\_\_\_

**TOWN OF NORTHUMBERLAND  
PLANNING BOARD AGENDA  
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**Item 5. Remote Camps**

*Motion to approve Warrant article by AL 2nd by addii*

**3. Any Other Business to Come Before the Board**

*Jim W to adjourn  
AL 2nd  
Rossetto*

*7:10*

PLANNING BOARD MEETING ATTENDANCE


Special  
Meeting

Meeting Date January 15, 2020

Board Members Present:

- |                          |                  |                 |
|--------------------------|------------------|-----------------|
| 1. Gloria Brisson-Covell | (Via cell phone) | 5. Addison Hall |
| 2. James Weagle          |                  | 6.              |
| 3. Al Rossetto           |                  | 7.              |
| 4. Jesse Hern            |                  | 8.              |

Others Present: (PLEASE PRINT)

- |  |     |
|--|-----|
| 1. Elaine Gray, Clerk  | 17. |
| 2. Harold "Pete" Marshall  | 18. |
| 3. NANCY MERROW  | 19. |
| 4. Lisa Howson   | 20. |
| 5. Kim Howson  | 21. |
| 6.  (Shawn Swallow) | 22. |
| 7.   | 23. |
| 8.   | 24. |
| 9.   | 25. |
| 10.  | 26. |
| 11.  | 27. |
| 12.  | 28. |
| 13.  | 29. |
| 14.  | 30. |
| 15.  | 31. |
| 16.  |     |



TOWN OF NORTHUMBERLAND PLANNING BOARD  
EXPLANATION OF SPECIAL EXCEPTION AND WHY THE ZONING AMENDMENTS

A special exception is a specific, permitted use that is allowed when clearly defined criteria and conditions contained in the zoning ordinance are met.

Our conditions are set forth in Section 7.4 of our Northumberland zoning ordinance:

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**Section 7.4**      **Special Exception**

The Board of Adjustment may make a special exception, subject to appropriate conditions and safeguards as determined by it as prescribed in NH **RSA 674:33**. In action on the application for a special exception, the Board shall take into consideration:

1. The proposed use shall be one permitted by this Ordinance as a special exception.
2. The specific site is an appropriate location and of adequate size for such use.
3. The use will not adversely affect the adjacent area and there are no reasonable objections to the use by the owners of the abutting land.
4. The proposed use will promote the public health, safety, welfare morals, order, convenience and prosperity of the adjacent area.

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The steps for any applicant seeking a special exception are to go before the Zoning Board with an application, a public hearing is held, the notice is posted in the newspaper, and all abutters are notified by certified mail at least 10 days prior to the public hearing. The applicant bears the costs for these steps which include an application fee of \$60, newspaper ad of \$60, filing and handling fee of \$25, and certified mailing fee of \$12 for each abutter of the parcel.

The Town currently has some dwellings located in major subdivisions zoned timber management that were granted building permits without obtaining a special exception. This is because it has always been assumed by the Town that, once a major subdivision is approved by the planning board (it's required to have an access road meeting town specs, electrical utilities in place for the road, and perk tests done for each parcel), residential dwellings would be allowed (meeting the low density residential requirements). However, NH legal services were recently contacted by the Town and it was discovered that the timber management zoning restrictions still hold for each parcel regardless; thereby requiring a special exception for each individual who wants to build in the major subdivision. This would affect 9 major subdivisions located in that zone, and we currently have over 30 dwellings already in place out of compliance.

These amendments, if passed by the voters, would grant these dwellings/structures already in place a waiver so that they don't need to go through the process and expense of obtaining a special exception, and would prevent the hardship of having to obtain a special exception for future dwellings. They would, of course, still need to get a building permit. It's important to vote YES to the question on the written ballot. This would expand our permitted uses and help encourage rather than discourage building, thereby sharing in the tax burden.



## PROPOSED WORDING OF ZONE IN NORTHUMBERLAND ZONING ORDINANCE

### Section 3.5      Forestry/Timber Management District

The purpose of the Timber Management District is to permit forestry activities to occur with minimal interference from unrelated development. Soils and terrain in the district are often not appropriate for development.

Uses permitted in this district in addition to Timber Management are:

1. Single family dwelling units
2. Camps
3. Agricultural management activities
4. Land management roads
5. The operation of machinery and the erection of buildings and other structures used primarily for agriculture, forestry management or primitive recreational activities.
6. Surveying and other resource analysis
7. Mineral extraction operations, less than 5 acres in size
8. Primitive recreational uses including fishing, hiking, hunting, wildlife study, and photography, wild crop harvesting, trapping, tenting and camping, cross country skiing, and snowshoeing
9. Trails provided that they are constructed and maintained so as to reasonably avoid sedimentation of water bodies
10. Campsites
11. Motorized vehicular traffic on roads, and snowmobiling on property-owner approved trails
12. Road projects for forestry management
13. Wildlife and fishery management practices
14. Signs for directional purposes on trails or in accordance with purposes of district
15. Emergency operations conducted for the public health, safety, or general welfare, such as resource protection, law enforcement, and search and rescue operations.

#### Special Exceptions

1. Commercial mineral extraction operations or those affecting an area 5 acres or greater in size.

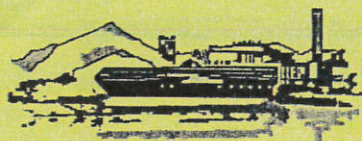


2. Campgrounds
3. Utility facilities
4. Non-commercial structures utilized for educational, scientific, or nature observation purposes.
5. Commercial sporting camps having a total gross floor area of no more than 8,000 square feet for all principle buildings concerned.
6. Other structures uses, or services, which the Board determines, are consistent with the purposes of the district and of the Master Plan and are not detrimental to the resources or uses which they protect.

#### Area Requirements

1. The minimum size shall be 1 acre unless this area is insufficient to permit on-site water and septic systems.
2. The minimum frontage along the major road of access shall be 150 feet.
3. The minimum depth of the front yard shall be 75 feet as measured from the centerline of the road or no less than abutting dwellings. The minimum setback for side and rear yards shall be 20 feet.





# PUBLIC NOTICE

TOWN OF NORTHUMBERLAND  
PLANNING BOARD

PUBLIC HEARING

10 Station Square

Groveton, NH

Wednesday, January 15, 2020

7:00 P.M.

The Northumberland Planning Board is holding a **PUBLIC HEARING** for their proposed amendments to the Zoning Ordinance. If accepted, there will be a written question on the printed ballot on March 10th to vote Yes or No on. It is important to attend **this meeting** because this is the only opportunity to discuss it in public. (It will NOT be discussed at Town Meeting because it will have already been voted on). Here is the proposed question for the ballot:

*Warrant Article*

Are you in favor of a zoning amendment to Section 3.5 Forestry/Timber Management, as proposed by the Northumberland Planning Board, to move single family dwelling units and remote camps from the requirement of a special exception from the zoning board to be permitted uses while meeting the area requirements of the residential low density zone (thereby only requiring a building permit)?

Currently, a Special Exception is required to build a home or camp in parcels located in that zone. This involves a public hearing and abutter notification at the expense of the land owner. The planning board is trying expand the permitted uses to make it easier for those who want to build here and especially for existing subdivision developments that are zoned timber management.

If you have any questions, feel free to ask at the town office, call me at 636-1450 ext. 3 or email me at [northumbdeptctc@yahoo.com](mailto:northumbdeptctc@yahoo.com)

Elaine Gray  
Northumberland Planning Board Clerk