

**TOWN OF NORTHUMBERLAND
PLANNING BOARD AGENDA
Weds., June 3, 2020
Groveton PD/Ambulance Bldg. - Meeting Room
10 Station Square
Groveton, NH
7:00 P.M.**

Business meetings will adhere to Executive Emergency Orders #16 and #26. No more than 10 total people will be allowed in the meeting room at any point during the meeting and those attending must practice social distancing

Thank you for your patience.

Board Members Present: James Weagle, Al Rossetto, Ryan Shannon, Addie Hall, Gloria-Brisson-Covell, Chair

Others Present: Mike Humphrey, Elaine Gray, Clerk

1. MINUTES of April 1, 2020 Meeting Gloria asks for a motion to approve minutes from last meeting. James makes motion to accept, Addie seconds, all in favor, 4-0.

2. Riverside Speedway – Building Addition Questions – Mike Humphrey comes before the Board with his intention to incorporate Café 51 into the Beer Barn as a Sports Bar or Tavern. Ryan asks if this would be run year round. Mike replies would like to open up for a couple more days a week, or more if feasible. Board members ask many questions and comments. For instance, will this be a sit down with food – yes – must meet State requirements regarding food and alcohol, finger foods, fries, burgers, etc. – there must be ADA accessible bathrooms, there seems to be some there – increased traffic could cause accidents – how late at night will this be open, some races run late –Addie asks, will there be hard alcohol, Mike replies we have a liquor license, so could serve but not sure yet – how many extra days of operation, maybe Thursday, Friday and Saturday for now

Board is pleased with questions and answers, a building permit to be signed after paperwork is submitted. Positive feel for business expansion.

3. Mill Property Discussion – Jim explains that the Select Board was approached by a company wanting to manufacture in Groveton travel pods, similar to tramways. Manufacturing to be done on Chapman’s property, but too early for them to come to the Planning Board with a plan. Discussion by Board on the probability of it coming to Groveton, and how it may or may not succeed.

Cogen building (Quasarwave) progress is brought up. They are moving along as best as they can, hit a snag in their digging. Oil was found in the dirt and now has to be reclaimed. The dirt that they are trucking in is probably to replace the dirt that is being reclaimed.

In other discussion, Ryan asks Jim if the Select Board is still limited as to who attends. Jim

replies that it is limited to the 3 Selectmen, up to 10 people in the room. Not many people come, but if we have more than 10 we stagger and they wait outside to be called in.

4. Review of Polled Vote Over Phone (Due to No May Meeting)

RE: Sand Pit Off Brown Rd. -Property Reclamation Vote – James Weagle acting Chair as Gloria had recused herself. Ryan questions the 24 hour period to reply to poll, Gloria explains that it was for the purchase and sales agreement. The vote was 2 (Al and Addie) for waiving the reclamation and allow the purchase to go forward and 1 (Ryan) against the waiver and going forward. Passed 2 to 1. Gloria brings up that unfortunately the deal didn't happen as the buyer's sale of their house fell thru.

5. Inquiry- Planning Bd. Requirements for Conversion of Motel Into Condos

Elaine brings to the Board the inquiry from potential buyers of the Down Home Motel on the possibility of converting the motel into condos, and what the Town would consider. Much discussion by all on the reason to do this, the many stipulations the plan would have. Concerns on all of the upgrading to modern code on the motel, i.e., septic, electrical, living space, fire. Al very adamant about bringing in the Fire Marshall and about all the code upgrading that would have to be done before he would even consider signing. This would be a subdivision on 1.3 acres? Not a subdivision of land, but condo units are taxed separately. Addie asked question on how this differs from apartments like Pine Tree Motel did– Jim replies Pine Tree Apartments has 1 owner of building whereas condos are owned individually. Questions on how an association works and what happens if condos are abandoned, money the Town has to take on? As far as going to zoning, this is in a commercial zone which allows multi-family dwellings as a permitted use. Elaine asks if she should ask for a site plan review. Gloria says absolutely, the abutters need to know. Ryan, Addie and Jim bring up the discussion of whether this motel is in a flood zone. Has water ever come over the road? Jim says yes it has. More discussion on flood insurance and zones. Consensus of the Board that they need a lot more information about the plans.

6. Any Other Business To Come Before the Board – None.

7. Adjournment. Jim makes motion to adjourn, Addie seconds, all in favor. Gloria announces adjournment at 7:38pm.

Next meeting, July 1, 2020

Respectfully submitted,

Pam Kathan
Northumberland Planning Board Minute Taker

Minutes approved by Northumberland Planning Board Members on _____

X _____
Gloria Brisson-Covell
Planning Board Chair

X _____
James Weagle
Planning Board Member

X

Addison Hall
Planning Board Member

X

Ryan Shannon
Planning Board Member

X

Al Rossetto
Planning Board Member