

**TOWN OF NORTHUMBERLAND
PLANNING BOARD MINUTES
Weds., May 3, 2023
Groveton PD/Ambulance Bldg. - Meeting Room
10 Station Square
Groveton, NH
6:00 P.M.**

Board members present: Al Rossetto, Ryan Shannon, Sean Durkin, Nicole Canavan, Jim Weagle

Others present: Rebecca St Cyr – Minute Taker

Chairman, Al Rossetto opened the meeting at 6:00 pm.

1. MINUTES of the April 5, 2023 Meeting

Motion to approve by: S. Durkin, 2nd by: N. Canavan, All in Favor 5-0

2. Master Plan Discussion

A. Rossetto said we haven't received any surveys from the school yet. J. Weagle has contacted them about it, he knows they will do it. He said the School Board approved and they were going to do it with one of the classes. The Principal (Erin) wasn't at the meeting last night, he will follow up with her.

R. Shannon asked how many you think the school will have? J. Weagle said we dropped on 150 and maybe we'll get 50. Ryan recommended tabling it until the school can submit what they have. We have 90 and another 50 would be good. Al said there is not a deadline on this; J. Weagle has volunteered to tabulate the results on a spreadsheet. It would be nice if we could pull out key words within the surveys to put onto a graph. S, Durkin said we might be able to break down from the spreadsheet. Once we get this done, we can update on the Master Plan.

Al agrees with Ryan to table until the others come in from school. J. Weagle will start working on what we have and will continue to work with the school.

Ryan went to the school board meeting and spoke about the Master Plan; he thinks for educational purposes it's important to get feedback from the students. Sean asked if we could ask the students if they plan to stay here, go to school, and come back, etc. J. Weagle said the seniors might have that information but not the younger students. N. Canavan said it would be just their opinion.

Ryan asked how many students graduate and will stay here. J. Weagle said when the mill was here some would stay because it was generational. He will talk with Rona about it.

Nicole commented that we need that kind of information so we can move in the right direction.

Nicole commented what would keep the students here or get them to come back? She has a 5th grader and she and her friends talk about what they want to do when they grow up. She would love to come and talk to the Board to let them know what kids would like to see in Town. Sean said there is big difference between elementary, high school and college age students and the real world. Students in elementary school; their thought process will change a million times. With the Elementary students, maybe the teachers would do it as a government stimulation. J. Weagle will talk with the principal (Josh) for his thoughts.

Al asked Nicole if she has a way to get any input from the Elementary School, bring it in. We need as much information as possible to prepare the master plan.

3. Any Other Business To Come Before the Board

J. Weagle said he has reached out to Alex; she will keep us informed of what's going on. Right now, there isn't anything in the pipeline. Nicole went to a conference and was pushing information about the mill property. We have a power plant; we have the St. Lawrence railroad that comes through. Ryan asked her if she got the proper information she needed before going. Nicole said she only had some of it; the biggest problem she had was she doesn't represent Bob. She met a guy that desperately needs access to rail freight. She meet a few others that have owner - user industrial clients. She only has information from Bob's prior listings. She needs some authority to shop it around officially now that she is in touch with people that could put something there.

Ryan asked what was found out about the rail access. The SLA goes through Groveton; J. Weagle said the spur still comes into the mill property. There wouldn't be an unloading location. He further discussed the RR. The SLA goes through once per day; they are based in Auburn, ME. Ryan said we do have access to it; Nicole double checked on the RR and it's still shown on the State websites. Ryan further discussed the property; Alex is a representative for Bob Chapman. They should be willing to sell the lots. J. Weagle said if they wait until the power plant is in operation, the lots could be more valuable.

Discussion ensued about the locations that Bob owns and flood zone areas. Al said Robin Irving worked with a sheet rock company facility, there is a section that's above the water table. Nothing came of it.

Nicole talked about a person that buys out industrial buildings, property, etc. J. Weagle commented that Bob could have sold the property but didn't go through with it. When Alex is in the area, Jim will contact Nicole the let her know. She isn't local and represents Bob Chapman; they do the handling of different properties. Nicole doesn't know Bob but would

like to be introduced. Ryan said if we can try to network with him, maybe Nicole could try to call him.

Nicole found out who the agent is for Ocean State Job Lot. The CCIM opens up so many avenues, we want anyone that will come. J. Weagle gave Nicole Bob Chapmans personal #.

Al said the Master Plan doesn't really help the Planning Board; it helps the Town with getting federal and other grants. It's just a guideline. J. Weagle mentioned that whoever you are talking to remind that we are away from the interstate. Transportation can be an issue.

J. Weagle said we have many connections of the PNG line. Al said the Town has a lot of assets that are here. So many times, we've heard that a company is coming, but none came through.

Motion to adjourn by: S. Durkin,
2nd by: R. Shannon, All in Favor 5-0

Meeting adjourned at 6:40 pm

Minutes approved by Northumberland Planning Board Members on _____

X
Al Rossetto
Northumberland Planning Board Chair

X
Sean Durkin
Northumberland Planning Board Member

X
Ryan Shannon
Northumberland Planning Board Member

X
Nicole Canavan
Northumberland Planning Board Member

X
Jim Weagle
Northumberland Select Board Rep