

ZONING BOARD OF ADJUSTMENT

Meeting Minutes

TUES., October 3, 2023 - 6:00 p.m.

10 Station Square, Groveton, NH

Board Members Present: Jerry Crompton, Ryan Shannon, Clint Bramlett (phone), Bill Caron

Others Present: Liz Ball, Shawn Swallow, Emily Swallow, Rob Curtis, Roach Kennett, Pete Marshall, Rebecca St Cyr – Minute Taker

1. Minutes of December 1, 2021 Meeting

Reviewed the minutes from the December 1, 2021 meeting.

Motion to approve the December 1, 2021 minutes by: B. Caron

2nd by: J. Crompton, All in Favor 4-0

2. PUBLIC HEARING:

Case #Z23-01: Shawn & Emily Swallow are requesting a Use Variance for Map 240, Lot 019 for Commercial Use.

This is an 8-acre lot, is zoned Residential Low and currently houses a landscaping business.

They are proposing to build an addition to the existing garage for a commercial business.

The application is available for viewing at the Northumberland Town Office, 19 Main St., Groveton, NH or call 636-7380 for more info.

J. Crompton asked if all the concerned parties have been notified. Liz said they were all notified, and it was in the newspaper. P. Marshall noted that his neighbor was at the Select Board meeting last night; he chose not to come back tonight. He had a little bit of concern and then he wasn't. E. Swallow said they also heard from another neighbor that was fine with it. Jerry said it's easier if they provide something in writing, but not showing up at the meeting and being notified is enough.

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J. Crompton said he wants to build a 16' x 40' addition off the garage to do oil changes, inspections, and tires. Basically, a tire shop and minor repairs. B. Caron noted the Select Board approved the building permit at their 10/02 meeting.

B. Caron noted that there are some other businesses close by and this is business for the Town. It is zoned Residential Low. It's business and revenue for the Town. P. Marshall commented that with all the future bills in this Town, we shouldn't deny any business that want's to come in, unless it's out of wack.

Motion to accept the variance by: R. Shannon,
2nd by: C. Bramlett, All in Favor 4-0

Roll Call: C. Bramlett – Yes; B. Caron – Yes; R. Shannon – Yes;
J. Crompton – Yes

B. Caron asked S. Swallow if he plans to put up a sign, Shawn said yes it will be on top of what's already there. Shawn said he talked with the State about it. A sign permit should be filed out to have on record. Emily said they have talked to the State about the driveway and sign as well.

Ryan asked if the church beside them is commercial. Liz said it's currently zoned Residential low, the variance didn't go with the transfer from Dave Caron to the current owners. Ryan said the other churches are zoned Commercial, why not make this one commercial as well. Churches may be exempt from zoning. B. Caron said the zoning came in after all the churches were built. Liz said they are not exempt from zoning, the ones in Town are in a Commercial zone anyway. Ryan said if we can change it to Commercial now then there is no issue going forward.

3. Any other business to come before the Board – there was no further business discussed.

Motion to adjourn by: B. Caron, 2nd by: R. Shannon, All in Favor 4-0

Meeting adjourned at 6:14 pm.

Respectfully submitted,

Rebecca St. Cyr, Minute Taker

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Minutes approved by Northumberland Zoning Board Members on _____

X _____
Jerry Crompton
Northumberland Zoning Board Chair

X _____
Ryan Shannon
Northumberland Zoning Board Member

X _____
Clint Bramlett
Northumberland Zoning Board Member

X _____
Bill Caron
Northumberland Zoning Board Member