

**TOWN OF NORTHUMBERLAND
PLANNING BOARD MINUTES
Weds., Jan. 8, 2020
Groveton PD/Ambulance Bldg. - Meeting Room
10 Station Square
Groveton, NH
6:00 P.M.**

Board Members Present: Al Rossetto, Gloria Brisson-Covell - Chair, James Weagle, Jeffrey St. Cyr, Jesse Hern (alternate), Addison Hall

Others Present: Michael H. Cormier, Theresa M. Cormier, Kim A. Howson, Lise T. Howson, Gail Rossetto, Pete Marshall, Chris Wheelock, Nancy Merrow, Joseph Kennett, Susan M. Wentworth, Linda Day-Cordes, Elaine Gray, Clerk, Emily Swallow, Shawn Swallow, Sandra Cabrera, Attorney, recorder

1. MINUTES of December 4, 2019 Meeting

Jim makes motion to accept minutes, Addie seconds, all in favor, 6-0

2. Swallow Landscaping Business Concerns from Neighbors –

Map & Lot 251- 001 – Tabled from Nov. Mtg- Planning Board Decision

Gloria summarizes the Town Legal response she received regarding to the situation with the residents on Longview Drive with respect to their zoning. Legal Council's response was that there was no blanket zoning for all parcels. Each parcel must separately apply for an exception. The Town's interpretation is fairly broad and they may have erred in issuing the building permit to the Swallows for the salt shed. Another issue is that the town's zoning does not allow for residential building in the Timber Management zone without a special exception. Errors now recognized, the only course is to correct the errors. Time is short and special meetings are being held closely to try and inform and concoct verbage to be presented as a warrant article to vote on at Town Meeting in March 2020, this will be on a written ballot to vote on, there will be no discussion at Town Meeting.

Joe Kennett asks if the Swallows got a special exception before they built the salt shed. Elaine and Gloria reply no. Jim lets the audience know that everyone in Timber Management without a special exception is not compliant at this time, Chris says it affects about 100 plus or minus lots, half of which are built on. Hopes that this proposal saves a lot of hassles down the road. Sandra Cabrera, attorney for Lise Howe and residents on Longview Drive, asks if there will be a decision made tonight. It is made plain that no decision regarding the zoning or salt shed would be made tonight. This has to be brought to the town's people at Town election.

3. Discussion of Proposed Amendments to the Zoning Ordinance.

Much discussion on the correct verbage to be brought to the Zoning Board. Lots of concerns are brought forth as well as the proper definition of home businesses/occupations. Residents of

Longview Drive tell Planning Board that they chose Timber Management because it was the strictest form of zoning and that is what they wanted to preserve a certain living climate. Questions and discussion on the businesses already established in Timber Management, would they have to change? After lots of discussion the wording going to the Zoning Board will be for the Town's people to vote to allow single family residences and remote camps who meet the area requirements of residential low density zoning be added to Timber Management zoning in uses permitted without being a special exception. Home occupations will remain as Special Exceptions. Al makes motion to go to the Zoning Board with this verbage, Jim seconds, all in favor, 5-1, Addison is opposed.

4. NHDOT Correspondence Regarding Driveway Permit Application for Roaring Brook, LLC

A proposed Pub by the pool. Planning Board suggested they start early with the State as far as a driveway permit as it takes a long time. Al Rossetto informs the Planning Board that all issues have been addressed and that the owners will be coming to the Planning Board soon, they are getting all their permits in line.

5. Announcement- Change in Location of January 15th Public Hearing

Location of Public Hearing to change to 10 Station Square from 19 Main St. Conservation Commission has meeting conflict at 10 Station Square, perhaps they will move to 19 Main Street.

Al makes motion to adjourn, Jim seconds, all in favor, 6-1. Adjourned at 7:21 pm.

Next meeting, February 5, 2020

Respectfully submitted,

Pam Kathan
Northumberland Planning Board Minute Taker

Minutes approved by Northumberland Planning Board Members on _____

X

Jim Weagle
Northumberland Planning Board Member

X

Gloria Brisson-Covell
Northumberland Planning Board Chair