

**TOWN OF NORTHUMBERLAND
PLANNING BOARD MINUTES
Weds., May 2, 2018
Groveton PD/Ambulance Bldg. - Meeting Room
10 Station Square
Groveton, NH
7:00 P.M.**

Members present: Addy Hall, Al Rossetto, Jim Weagle, Jeffrey St. Cyr
Others present: Elaine Gray, Rebecca St. Cyr - Recorder

1. MINUTES of April 4, 2018 Meeting

Motion to approve the April 4, 2018 minutes by: A. Rossetto
2nd by: J. St. Cyr, All in Favor 4-0

2. Shepard/Welborn Merger of Lots

E. Gray said the deeds need to match, which they do. They want to merge the abutting lot of 12.3 with the 24.5 acre house lot. It's all in current use, except where the house is (the homestead). The land in current use can be bush hogged, but not mowed. If fully mowed it's considered a residential area.

There are not any buildings on the 12.3-acre lot. They also recently put in a solar system. The couple lives there. They missed the deadline of April 1st for this year. The tax benefit is the frontage; it would reduce the value of the smaller lot by putting into current use.

Eventually they would like to have some small animals and put up a barn on the 12.3 acre lot; then it would need to come out of current use. A pasture is considered farmland. If they pull a building permit, it would send out a flag. There can't be 2 residences on the lot; technically there can be an out building.

Motion to approve the merger of the Shepard/Welborn lots by: A. Rossetto,
2nd by: J. St. Cyr, All in Favor 4-0

3. Any Other Business to Come Before the Board

- a. A. Rossetto commented this year is a re-eval year; does that mean the appraisers go to every property in Town or is it spread over the 5 years. E. Gray said this year; they will go around verifying sales and looking at different neighborhoods. J. Weagle said they do their assessments, and then DRA will pick some random properties to review to assure that CNP has done their job. Rossetto asked if there is an obvious change in the foot print, can they go on the property, and E. Gray responded yes, they are hired to collect data. J. Weagle said if there is suspicion of change, technically, the selectmen are the assessors and can go to the property owner.

They won't go to every property this year, but will go out and verify sales; if they see something they can report it so that it can be taxed. If there is a "No Trespassing" sign, then they can't go on the property.

They are not obligated to notify a resident of what their pick up is it comes through the tax bill. If there is any discrepancy abatement can be put it, which goes to the assessor's. Residents have until March 1st to put in an abatement for the previous year, however after the tax rate has been set (after 2nd issue). A refund is processed if the value is less and the abatement is approved. We are also required to pay the resident 6% interest from the date the final bill was paid.

Rossetto said he's putting in a solar system, based on the value of the system it's just over the \$10,000 exemption allowed.

- b. J. Weagle commented that MOM's have put in a building permit for additional items; they have put in gas pumps and would be required to come before the Planning Board due to the change in use. He has contacted Larry Meservey to let him know this. The Board discussed having a site plan review and decided they might not need it. MOM's have an engineer coming in to do the plan. J. Weagle suggested reviewing what we did for Prima America and Nugent's before making a final decision. Weagle didn't think Meservey would have any issues doing what's required.
- c. A. Rossetto said he read an article regarding the Legislature; they are trying to get it so, if a Planning Board turns something down – there is a place people can go without going through the court for adjudication. It would exempt the ability of Planning Boards to deny. J. Weagle further discussed.
- d. E. Gray said the new owner of the Village Motel contacted her. Since the ice cream shop collapsed with the snow this winter, he wants to turn one of the apartments into an ice cream stand, without changing the footprint. They would only serve through a window. A. Rossetto thinks it's a change of use. E. Gray said it's in a commercial zone. J. Weagle said when he first came in he wanted to add on to the trailer park; he was told the septic is maxed out in the village. J. Weagle and A. Hall both agreed that it would be a change of use. A. Hall asked if he would be required to have restrooms, J. Weagle didn't think it would be required since it would not be a dining in facility. The Board further discussed.

Motion to adjourn by: A. Rossetto
2nd by: A. Hall, All in Favor 4-0

Meeting adjourned at 7:30 pm

Reminder!!

The June meeting will start at 6:00 pm for the Municipal Law Update.