

**TOWN OF NORTHUMBERLAND  
PLANNING BOARD AGENDA  
Weds., Sept. 4, 2019  
Groveton PD/Ambulance Bldg. - Meeting Room  
10 Station Square  
Groveton, NH  
7:00 P.M.**

Northumberland Planning Board Members present: Al Rossetto, Gloria Brisson-Covell, James Weagle, Jeffrey St. Cyr and Addy Hall  
Others present: Jennifer Welborn and Chris Shepard of Roaring Brook Farm, Shirley Carney and Elaine Gray, Planning Board alternate – Recorder

**1. MINUTES of August 7, 2019 Meeting**

Gloria opens meeting and ask for motion to approve minutes from previous meeting, Al makes motion to approve, Addy seconds, all in favor, 3-0.

**2. PUBLIC HEARING**

**FILE # P19-02: Shirley Carney (10 Tetu Rd.) and Andrew Tomczak (14 Tetu Rd.) are seeking a Lot Line Adjustment on Map 214 between Lots 7 & 6, respectively. Tomczak would be conveying 0.32 acres to Carney. Both parcels are zoned Residential Low Density.**

Gloria asks Shirley to present the changes to the Planning Board. She explains the changes intended and has done a lot of preliminary work. Don Doolan surveyed the property.

Public hearing on this ends with no other comments/questions.

Planning Board makes decision on lot line adjustment. Al Rossetto makes motion to accept lot line adjustment, Jim Weagle seconds, all in favor, 3-0.

**3. Roaring Brook Farm, LLC – Site Plan Review Questions**

Jennifer Welborn and Chris Shepard present plans to create a micro brewery, nano craft distillery and tasting room on the old Wade property. Jim brings up closeness of high school to the intended brewery. Addy also is concerned about the distance from the high school and wants it to be checked and asks Elaine how the school side and the state side of this compared. Elaine responds that they are both of the same agreement. Al asks questions on occupancy and parking, with a response that the house portion would be the tasting room. There is much discussion on bathroom regulations, ADA requirements for the parking, access and bathrooms. Jennifer and Chris would put in their own handicapped parking, not use the town handicapped parking. Further discussion of food availability requirements. An outside food kitchen is being considered. It is suggested that the state driveway permitting process begin as soon as possible as that may be a hold up. The process of notifying abutters, getting the boundaries surveyed is

needed, along with following the town checklist. Drawings of the intended grounds use would be very useful in helping everyone to envision the end product and identify the areas involved. The parties involved will meet again next month with the Planning Board.

#### **4. Taxpayer Correspondence - Questions Regarding Minor Subdivision**

John Miller letter brought to Planning Board, would like to subdivide, add septic and driveway. Currently there seems to be no deed available. Until the deed issue is resolved there can be nothing brought to the town on this.

#### **5. Newly Appointed Building Inspector**

Welcome Al Rossetto as newly sworn in Building Inspector.

#### **6. Any Other Business to Come Before the Board**

Nothing more to present to Planning Board. Jim makes motion to adjourn at 8:03pm, Al seconds, all in favor, 3-0.

Next meeting, October 2, 2019

Respectfully submitted,

Pam Kathan  
Northumberland Planning Board Minute Taker

Minutes approved by Northumberland Planning Board Members on \_\_\_\_\_