

**TOWN OF NORTHUMBERLAND
PLANNING BOARD AGENDA
Weds., Nov. 4, 2020
Groveton PD/Ambulance Bldg. - Meeting Room
10 Station Square
Groveton, NH
7:00 P.M.**

During the meeting "social distancing" will be practiced and wearing of masks is strongly encouraged

Planning Board Members Present: Al Rossetto, Chairman, Jim Weagle, Addie Hall, Ryan Shannon.

Others Present: Norman Cotter, Harold "Pete" Marshall, Elaine Gray, Clerk, Shawn Swallow, Emily Swallow, Mark Vander-Heyden, surveyor for the Youngs, Roach Kennett, Keith Young.

1. MINUTES of October 7, 2020 Meeting Al opens the meeting and asks for a motion to accept the October 7th minutes. Jim makes motion to accept, Addie seconds, all in favor, 3-0.

Al closes the Planning Board meeting to go into Public Hearing;

2. PUBLIC HEARING:

Case #P20-05: Keith & Samantha Young are seeking a Lot Line Adjustment with Michael & Tahnya Cloutier to convey 0.03 acres from Young's vacant 0.21-acre parcel (Map 107 Lot 158) to Cloutier's residence 0.45-acre parcel (Map 107 Lot 157). The parcels are located at the dead end of Central Ave and zoned Residential High Density. The resulting acreages would be 0.18 and 0.48, respectively.

Elaine: it is actually .03 acres (not .30 acres as read).

Mark Vander-Heyden explains the circumstances of the agreement and survey of both the vacant lot and Cloutier's house lot.

Keith explains that he purchased the vacant lot behind his home and this is essentially to move the line to give more room around the house.

Al: makes perfect sense.

Al asks if there is any public input.

Roach - who currently owns the house and how would this affect the lot line adjustment not being in the original owner's name?

Reassurance that this was all done before sale in preparation.

Mark: this is a very validated process. There are stakes in the ground to show the area of the

property.
Keith is taking the expense of the survey.

Al goes back into Planning Board meeting and asks for a motion to approve the lot line adjustment.

Addie makes motion to accept the lot line adjustment, Ryan seconds, all in favor, 3-0.
Elaine passes the papers for signatures.

3. Merger of Lots – Shawn & Emily Swallow – 1166 Lancaster Rd.

Map 240, lot 19 with Map 240 lot 20. Mortgage paperwork is done.

Al ask for motion to accept merger, Addie makes motion, Ryan seconds, all in favor 3-0.

4. Budget Review for 2021

Elaine explains the budget and how some items are still pending from Zoning. There is only \$25 allotted and \$10 is for a land-use regulations book. Robin took a course on land use and the training cost \$70. How do we cover the difference in the budget? Asks if we should bump up the Training.

Jim brings up having extra money to cover with postage.

Discussion of budget by all. Spent so far \$1189.10, budget was \$2673, the bottom line.

Line 240 Training and Tuition up to \$100 from \$25. Elaine suggests making a note.

Jim mentions that Hipaa rules now require all FICA and Medicare deductions be put into one category so no one can figure out who makes how much.

Elaine asked Becky about offsetting the stipend for Code Enforcement Officer. Planning Board responsible for covering the stipend, under assessing. There are plenty of building permits to pay the stipend.

Al discusses the 2021 budget. Asks Elaine for help. Proposes \$2748 budget to bring to the Select Board.

5. Any Other Business To Come Before the Board

Al asks if there is any other business?

Ryan: want to go back to the Shawn Swallow situation. Why couldn't his house be residential and the shed commercial. Paying more in taxes?

Al: it is not commercial, residential, low density.

Jim: considered home occupation or accessory use because customers not coming to his house.

Al explains accessory use and merging.

Shawn: what about the appliance store.

Jim and Elaine: they got a variance.

Shawn- I bought 2 lots to have 2 lots. Should have done the lot line adjustment.

It was brought up that a minor subdivision could be done down the road.

Al cautions to start a driveway permit early with DOT.

Discussion by all on driveways and minimal acreage, minor sub division process.

Pete Marshall asks about Rt 3 being a limited access highway?

Emily responds that DOT gave them a little bit of a hard time, and it took a long time to get the permit. They went back and forth on whether it was an active permit or not. Mr. Caron had done one when he owned it. They said they could not find it. Finally they signed the permit, but we have not asked about the other side.

Al mentions that it was an existing driveway.

Al cautions that you get their initial approval, the Planning Board would approve, pending the driveway cut from DOT.

Jim brings up an example of a sub-division that was approved and then they could not get the driveway cut from DOT.

Motion by Jim to adjourn at 7:30, second by Addie. All approved, 3-0.

Next meeting, December 2, 2020

Respectfully submitted,

Pam Kathan
Northumberland Planning Board Minute Taker

Minutes approved by Northumberland Planning Board Members on _____

X _____
Al Rossetto
Planning Board Chairman

X _____
James Weagle
Planning Board Member

X _____
Addison Hall
Planning Board Member

X _____
Ryan Shannon
Planning Board Member