TOWN OF NORTHUMBERLAND
PLANNING BOARD MEETING MINUTES (DRAFT)
Weds., October 6, 2021
Groveton PD/Ambulance Bldg. - Meeting Room
10 Station Square
Groveton, NH
7:00 P.M.

***DURING THE MEETING MASKS ARE MANDATORY FOR ALL AND SOCIAL DISTANCING PROTOCOL IN PLACE ***

Planning Board Members Present: Al Rossetto, Chairman, Mario Audit, Nicole Canavan, Ted Caouette
Others Present: Elizabeth Ball, Clerk, Robin Irving, Mitch Ingerson, Shane Beattie, Courtney Robba, Whitaker Irving, Andy Nadeau, Gordon Gray, Mark St. Pierre

1. Al Rossetto opens meeting with asking for a motion to approve **MINUTES of September 1, 2021 Meeting**. Mario makes motion to approve, Nicole seconds, all in favor 4-0. Al then closes Planning Board meeting and goes into Public Hearings.

2.

FILE # P21-06: Chapman Groveton Realty, LLC is seeking a Minor Subdivision into 2 parcels for their 27.56 acre parcel located off Mechanic Street. The parcel is Map 104 Lot 275 and is zoned Industrial

3.

FILE # P21-07: Chapman Groveton Realty, LLC is seeking Lot Line Adjustments for their abutting properties Map 104 Lot 274.1 & Map 107 Lots 15 & 15.1. Prior Lot Acreage is 2.7 acres and would become 5.56 acres not including the river.
All Lots are zoned Industrial and are located off Mechanic Street.

B. Burke York of York Land Services asks for continuance for both items until attorneys can resolve building matter.
Al asks for a motion to come out of Public Hearing. Mario makes motion, Nicole seconds, all in favor 4-0.
In Planning Board Al says the applicants are asking to table these decisions until later. York would like the date moved up from November Planning Board Mtg.

Two weeks from now should work. Mario makes motion for a special exemption to come back in 2 weeks for a special meeting on Wednesday, October 20th. Ted seconds, passes 3-2.
Some conversation on necessity of having a quorum to approve. Al asks how much of a notice of cancellation. Elizabeth answers up to 1 day before. Whitaker Irving says there will be no less than a 5 day notice so as not to inconvenience anyone.

Al brings up that discussion will ensue on the previously tabled subdivision. Andy Nadeau is representing the St. Pierre's and discussion begins on easements.

4. Mark & Amanda St. Pierre tabled subdivision for the Gray Farm on Brown Road.

FILE # P21-05: Mark & Amanda St. Pierre are seeking a Minor Subdivision into 2 parcels for their 274 acre parcel located at 317 Brown Road. (Gordon & Nancy Gray). The parcel is Map 213 Lot 1 and is zoned Agricultural.

Current parties are good with subdivision plan, there will need to be an easement for pit owner to come onto property for maintenance. Concern of easements over easements. Possible time frame to move line, land lease discussed, but all in agreement to make it a simple agreement because of the State being involved, don't want to hold things up. Whatever the agreement will need to have a 12 month time frame. Conditions discussed by parties as Planning Board goes over checklist.

Al asks for a motion to approve the minor subdivision with 2 conditions, 1. Within 12 months of approval, the pit encroachment will be removed. 2. Statement that the property is in an agriculturally zoned area.

Mario makes motion with conditions, Ted seconds, all in favor 4-0.

5. Lot Merger – John W. Call, Trudy A. Parker & Melody A Fogg

Map 101, lot 38, deed book 787, page 780 and Map 101, lot 43.1, deed book 1576, page 408.

Very little discussion, Al asks for motion to approve, Mario makes motion, Nicole seconds, all in favor 4-0.

6. Any Other Business To Come Before the Board

None so motion to adjourn by Mario, seconded by Nicole, all in favor, 4-0.

Respectfully submitted,

Pam Kathan
Northumberland Planning Board Minute Taker

Next Planning Board Meeting: November 3, 2021

Minutes approved by Northumberland Planning Board Members on _____

X _____
Al Rossetto
Northumberland Planning Board Chair

X _____
Mario Audit
Northumberland Planning Board Member

X _____
Nicole Canavan
Northumberland Planning Board Member

X _____
Ted Caouette
Northumberland Select Board Alternate

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