TOWN OF NORTHUMBERLAND
PLANNING BOARD MEETING
MINUTES (DRAFT)
Weds., November 3, 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, Chair, Mario Audit, Ted Caouette, James Weagle, Nicole Canavan, Ryan Shannon
Others Present: Steve Tate/Fernando Fernandes, Elizabeth Ball (Clerk), Diane Daley, Mitch Ingerson

1. MINUTES of October 6, 2021 Meeting: Meeting opens with Al asking for a motion to approve minutes of October 6th meeting. Motion by Mario, second by Nicole, Jim abstains for non-attendance, all in favor, 5-0.

2. Al resumes public hearing which was tabled at the October 6th meeting, and asks if the "Q" representatives have any comments. Mitch has none, at which this point Al reads an Irving letter to the Zoning Board requesting that both files be tabled again for now in order to solidify details. Jim makes motion to table, Ryan seconds, all in favor, 6-0. Al brings up that if there is an opportunity to hold a meeting on these files sooner than the next meeting would Planning Board members be willing to hold one in order to expedite. Would the board be amenable to a special meeting? Mario, yes, Nicole, not particularly, Ted, yes, Jim, not on Wednesdays. Al states that no less than a 48 hour notice for special meeting after the Zoning Board grants variance.

3.

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

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.

4. Any Other Business To Come Before the Board

Steve Tate/Fernando Fernandes come before the Board to discuss the renovation of St. Marks Church in lieu of payment will receive the hall and would like to turn the hall into affordable housing apartments.

Discussion on whether the church area is zoned for apartments. Liz answers yes. That being, further discussion on whether it would be considered commercial, requiring sprinklers, whether there would need to be a lot line adjustment after the renovations to the church were done and the corridor removed. How many apartments were intended, suggested to keep under 5. This would be separate from the church, Parking and bathroom discussion regarding ample off street parking and updating bathrooms. Reggie is suggested to advise on the bathrooms, etc., the needs for water and sewer, a separate entrance, need to see drawings, code by code ordinances to be followed. There will have to be a change of use thru the Zoning Board for the hall. Al will meet with contractor, Jim will try, Mario and Ted to also meet with contractor.

Discussion turns to Planning Board budget changes. Liz needs to have increase for more training, Building Inspector will remain the same. Mario suggests increasing to $500 for training, Al feels that the building permits would cover the increase. The recommendation of $500 increase in the budget will be brought to the Selectmen.

Jim makes motion to adjourn, Mario seconds, all in favor to adjourn at 7:20pm, 6-0.

Respectfully submitted,

Pam Kathan
Northumberland Planning Board Minute Taker

Next meeting Dec 1, 2021.

Minutes approved by Northumberland Planning Board Members on _____

X _____
Al Rossetto
Northumberland Planning Board Chair

X _____
Nicole Canavan
Northumberland Planning Board Member

X _____
Ted Caouette
Northumberland Planning Board Member

X _____
Mario Audit
Northumberland Planning Board Member

X

James Weagle
Northumberland Planning Board SB Representat...

X

Ryan Shannon
Northumberland Planning Board Member

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