TOWN OF NORTHUMBERLAND

PLANNING BOARD Minutes (Draft)
Weds., December 1, 2021
Groveton PD/Ambulance Bldg. - Meeting
Room10 Station Square
Groveton,
NH7:00
P.M.

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

Planning Board Members Present: Al Rosetto, Chair, Jim Weagle, Ryan Shannon, Ted Caouette, Nicole Canavan

Others Present: Mitch Ingerson, Troy Merner, Robin Irving, Tim Brooks, Bill Caron, Shane Beattie, Courtney Robba, Fernando, Steve Tate, Burke York, Elizabeth Ball (Clerk)

1. Al opens the Planning Board meeting at 7:08pm and asks for a motion to approve the MINUTES of November 3, 2021 Meeting. Motion by Ryan, 2nd by Nicole, all in favor, motion passes 5-0.

2. Al goes out of Planning Board and returns to Public meeting that had tabled Items from November.

3. Public Hearings

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

Burke York representing Chapman explains this area will have a tank enclosure. Shows maps/drawings.

4.

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.

Burke further explains the lot line adjustment. Explaining that Quasar will have a little over 6 acres of property when all is said and done.
Al asks for public comment, there is none and so closes the public hearing and returns to the Planning Board meeting to ask for motion to File# P21-06. Jim makes motion to approve, Nicole seconds, all in favor 5-0. Some ask to review the drawings/maps again. Burke again reviews and explains. All seem satisfied.

Al asks for motion on File# P21-07. Jim makes motion to approve, Ryan seconds, all in favor, 5-0.

5. Steve Tate representing the St. Mark's Episcopal Church subdivision introduces Pastor Tim Brooks. Pastor Brooks brings in copies made by Don Druid, as soon as the Planning Board approves, he can move forward on the mylars. Further explanation of original property pins found and the addition of 2 new pins to separate buildings.

Discussion pursues on whether the setbacks are Grandfathered, whether there needs to be a variance because of the new pins, the current zoning being commercial, not a problem but possible change of use needed.

Explanation of the quantity of apartments intended to be 4 with 2 parking spots per unit. Whatever accommodations need to be made for this will be done. Discussion of setbacks, only 25' from curbside. Improvements made already, would like buildings maintained. Agreement that there will be enough parking space for 2 per unit by using the rear as the front. Liz to supply paperwork for Change of Use. Will fill out and apply for building permit before Change of Use approved, take the chance, should be good. Board is in agreement.

6. Any other business to come before the board

Al brings up that if electricity costs can be reduced there may be a business that would move to Groveton. There will be changes to zoning and planning coming if that move happens.

Al asks for motion to adjourn, Jim makes motion, Nicole seconds, all in favor 5-0.

Adjournment at approximately 7:35pm.

Pam Kathan
Northumberland Planning Board Minute Taker

Next meeting January 5, 2022.

Minutes approved by Northumberland Planning Board Members on _____

X

Al Rossetto
Northumberland Planning Board Chairman

X

Ryan Shannon
Northumberland Planning Board Member

X

Jim Weagle
Northumberland Planning Board Member

X

Nicole Canavan
Northumberland Planning Board Member

X

Ted Caouette
Northumberland Planning Board Member

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