TOWN OF NORTHUMBERLAND
PLANNING BOARD MINUTES - DRAFT
Wednesday, August 5, 2026 - 6:00 p.m.
Meeting Room - 10 Station Square, Groveton, NH

Board members present: Sean Durkin, Wayne Montgomery, Clint Bramlet, Erike Lehtinen
Others present: George Kenison, Dan Ayer, Mark DeGennaro, Ryan Shannon, Rebecca St. Cyr - Minute Taker/Transcriber

Chairman, Clint Bramlett opened the meeting at 6:00 pm

Pledge of Allegiance - All

1. Approval of minutes from July 8, 2026, meeting

Motion to table the July 8, 2026 minutes by: W. Montgomery
2nd by: S. Durkin, All in 4-0

2. Review Zoning Ordinance for updating

C. Bramlet opened discussion by stating that the zoning ordinance needed review and updating because it had not been updated since 2020. W. Montgomery reported that the Town Attorney had previously said the zoning ordinance needed serious attention due to outdated provisions, internal contradictions, and inconsistencies.

E. Lehtinen asked whether the attorney had identified specific contradictions. Wayne said no, but suggested arranging a meeting or written communication with the attorney to identify legal and procedural issues. Several emphasized the need to distinguish legal/procedural corrections from broader planning or policy decisions.

S. Durkin said the Planning Board should focus on the future direction and growth of the Town rather than simply managing decline. Discussion ensued regarding the need for a current Master Plan or business-style plan, possible use of consultants, and whether the Board should first review existing ordinances and procedures before seeking outside help.

Sean supported eventually seeking professional planning help and possibly preparing a warrant article for consultant funding. Erike and others suggested beginning incrementally by identifying specific legal issues already flagged by the attorney before committing to a full consultant-led rewrite. All generally agreed a consultant may be useful later, but immediate work should begin with understanding current documents, procedures, and legal problems.

Concern was raised about zoning permits, the former building permit process, building inspection, enforcement, and whether existing practices comply with New Hampshire RSAs. The Town may have changed procedures without proper authority or voter approval. It was emphasized that known legal or procedural problems should be addressed promptly.

The public attending the meeting encouraged the Board to hold the Town accountable, follow RSAs, modernize procedures, market the Town more effectively, and consider ways to attract appropriate businesses. Discussed tax impacts, public participation, communication through Facebook and newspapers, possible incentives for businesses, and the need to balance economic development with the type of business the Town wants.

Clint summarized that the Board should begin by reviewing current ordinances, procedures, and the master plan, gathering information from other towns and comparable communities, and developing a clearer plan for the Planning Board and the Town. The public agreed that the town should move beyond dependence on the former mill and develop a forward-looking identity while learning from other communities with similar histories.

Motion to contact Attorney Malaguti and request information identifying the inconsistencies, contradictions, illegalities, or procedural issues he observed in the Town's zoning ordinance or planning procedures by: E. Lehtinen
2nd by: W. Montgomery,

Discussion clarified that the request should focus on legal and procedural issues, not the attorney's opinion on broader planning policy.

All in Favor 4-0.

W. Montgomery said he would ask the attorney to send a letter with recommendations or identified issues. Clint said the Board would review current materials, seek information from other towns, and return to the topic at the next meeting. Discussed possibly meeting with the attorney remotely if follow-up questions are needed.

3. Transact any other business

No other business was discussed.

4. Adjournment

Motion to adjourn by: S. Durkin
2nd by: E. Lehtinen, All in Favor 4-0

Meeting adjourned at 6:55 pm

Respectfully submitted,

Rebecca St. Cyr, Minute Taker/Transcriber

Minutes approved by Northumberland Planning Board Members on ____________________

X________________________________
Clint Bramlett
Northumberland Planning Board Chair

X________________________________
Sean Durkin
Northumberland Planning Board Member

X________________________________
Erike Lehtinen
Northumberland Planning Board Member

X________________________________
Robert Roby
Northumberland Planning Board Member

X________________________________
Wayne Montgomery
Northumberland Planning Board Alt. Member

X________________________________
Northumberland Select Board Rep