

Town of Groton  
Select Board Work Session Minutes  
March 11, 2025

**In attendance: John Rescigno, Tony Albert, Ron Madan and Sara Smith (Town Administrator)**

**John called the meeting to order at 3:16pm.**

***Town Meeting***

Sara went over the following for Town Meeting:

- We have already gone over who will speak to each article. Sara asked if there was anything else the Select Board needed before the meeting. The Select Board agreed they are all set.
- Sara will get here early for last minute things, to turn the heat up and to start coffee.
- The Select Board discussed the food. They do not anticipate us being there until lunch so they think we should just get some breakfast items.

***Email received regarding RVs***

At the last work session meeting, the Select Board asked Sara to reach out to Deb and the Planning Board regarding the 180 day rule and if this covers residents who have submitted a building permit and are staying in a camper while building. The Planning Board sent the following response:

*Firstly, the 180 day reference must be read within the sentence or section it is contained in.*

*Example, from the definitions -- **Recreational Vehicle Storage**: In Districts A and B, one (1) Recreational Vehicle, as defined above, may be stored on each buildable lot on which there is a pre-existing principal dwelling. The Recreational Vehicle shall not be occupied in any capacity while stored on the property, including use as a seasonal or year-round dwelling, rental, Home Occupation, or Home Business. However, it may be occupied rent-free as a guest house by family members and guests for visits not to exceed 180 total days per calendar year.*

*The 180 day reference relates to its use as a guest house on property where there is a pre-existing principal dwelling*

*Secondly, our Zoning Ordinance is a Permissive ordinance – **the allowable use** for any property is listed under each District - The uses are further explained in Art 5 and defined in the Definitions*

- Districts A & B allows for Recreational Vehicle Storage
- District C allows -

*Recreational Campgrounds and Camping Parks*

*Recreational Vehicle*

*Recreational Vehicle Park*

1. *in Districts A & B you cannot have an RV on your property unless \* to store it where a pre-existing principal dwelling exists, and, where a pre-existing principal dwelling exists, and where a pre-existing principal dwelling exists \* for use as a rent free guest house for guests or family members **not to exceed 180 total days per calendar year.***
2. *In District C our Renewable Energy/Other Businesses, Forestry/Agricultural, Conservation Cluster and Recreation District, RVs are allowed as temporary living quarters (less than 180 days annually) for recreational, camping, travel or seasonal use. In fact there can be a commercial RV park*

*Lastly, as a compromise to not allowing living in a RV while building we allowed the following - Tiny House, Seasonal Camp, Storage Structure – please see the respective definitions and further requirements for each in Article 5. We did not agree that residents could stay in RVS on their property while they were building if they have*

*submitted a building permit. Is the 180 days that are mentioned in the Zoning Ordinance referring to someone staying in the recreational vehicle for 180 days while their house is being built? **No***

*If you want to change this, we would need to Amend the Zoning Ordinance.*

Someone had mentioned to the Select Board that the 180-day rule is a NH State Law. John had looked it up a little and did find something that stated “*New Hampshire state law allows recreational vehicles (RVs) to be used as living quarters on a temporary basis, but they are not permitted to remain occupied more than 180 days in any one calendar year.*”

Sara will send this information to Deb and state that the Select Board do remember living in an RV being allowed on your property while building for up to 180 days being discussed at the Public Hearings on the ordinance and thought it was agreed to add this but it was not added and the Planning Board said this was not agreed to be added. The Select Board also feel that if someone has the land and wants to put a camper on it to stay in, we should not tell them they can't. It shouldn't matter if they have a house on the land or not, if the 180-day rule allows people to live in a camper when there is a house there, it should be allowed even if there is not currently a house there. Tony said that we should not be as concerned about people living in the camper but more about the safety if they are and how they are disposing of the septic. The Select Board agree we should discuss campers/RVs with the Planning Board and that there should be some adjustments made to this in an amendment next year. This cannot be done this year because this needs to be voted on. The Select Board asked Sara to mention this to Deb and suggest that we set up a meeting to discuss this.

Sara asked how she should respond to the email that was sent from a landowner. The Select Board agreed that since others are staying in campers, we should allow him to while this is being looked in to. The Select Board asked Sara to let him know that this is being looked into further and that it is okay to stay in the camper while this is being investigated.

#### ***Denial letter- Intent to excavate***

At the last Select Board meeting, the Select Board asked Sara to reach out to the attorney and ask that they draft a denial letter for the intent to excavate that was received. The attorney sent back the wording and Sara put it on Town letterhead. The Select Board reviewed. **John motioned to sign the denial letter for the intent to excavate, Tony 2<sup>nd</sup>, so voted.**

#### ***Contempt Order***

The Select Board received the motion for contempt from the attorney for a junkyard violation they have been working on. Sara noticed the last name is spelled wrong so this will need to be corrected. Sara asked the Select Board if they had any other changes and if they are good with everything the attorney put that the Town is asking for. The Select Board is good with the motion for contempt as it is and told Sara she can let the attorney know that it can be filed.

#### ***Highway Attendant Information***

At the last work session, Bubba discussed that Fred will be retiring in May and we need to think about filling his position. Sara ran some numbers to show what the costs would increase if we hired a full-time position at 32 hours. This includes the hourly pay and all insurance/benefits costs for different pay scenarios. The Select Board reviewed the information and discussed if they think we should post this position as part time or full time. It was agreed to post it as both part or full time to see if this will get us more interest. Sara will draft the posting and send to the Select Board for review before she sends it to the paper and posts it online. They discussed some people that may be interested. They also discussed letting the Town know that about this and that it may have to be offered as a full-time position.

***Dodge Road Concern/Private Road concerns for emergencies***

Last week there was a medical emergency on Dodge Road, which is a private road. The ambulance couldn't make it out due to the ice and they tried to call the person who takes care of the winter maintenance and they couldn't go out. Hebron Fire/EMT ended up taking the ATV with tracks on it up there. This was a serious medical issue. The owner called after the event to discuss how they could change the road to a town maintained. Sara went over the process which would be a petitioned warrant article but it would have to be next year as the deadline has already passed for this year.

This led to a discussion regarding what the Town is allowed to do, if anything, in the event of an emergency on Private Roads. We understand that we cannot put any money in to private roads, including sand/salt/etc. and if people are stuck, we cannot assist. However, in the event of an emergency when no one else can assist, when is it appropriate for the Town to assist, especially if it is a life-or-death situation? The Select Board said that they would think that if the fire department for EMS is calling and needing assistance then it would be appropriate. John said he thought that it states that the Town can assist in the event of an emergency. Tony agreed and said that it should never be the residents requesting, it would need to be emergency services, whether that is the fire department or ambulance that needs assistance. However, the Select Board agreed that they do not want to do anything that we are not legally allowed to do, so they asked Sara to reach out to NHMA to see what we are legally allowed to do in these emergency situations.

**Having no other business to conduct, John motioned to adjourn at 3:42pm, Tony 2nd, so voted.**

Respectfully submitted,

Sara Smith  
Town Administrator