

GROTON NEW HAMPSHIRE MASTER PLAN

Revised February 2007

I. Introduction

Members of the Board:

Stephen Lindsey
Russell Carruth
Josephine O'Connor
Nathan Hershberger
Stephen Spafford, Chairman

II. Vision Section

The vision of this master plan is to establish a framework reflecting the will of the people of Groton, which facilitates the orderly growth and development of the town. Survey findings and planning board deliberations have led to the recognition of the following broad planning board objectives:

1. Afford the best practicable living conditions with regard to the health, safety and welfare of residents of the town.
2. Promote development regulations to preserve the rural woodland characteristics of the town and promote development regulations which protect the town from financial damage resulting from under funded or improperly engineered development efforts.
3. To promote environmental protection measures to conserve water and other sensitive town resources, utilizing (U.S. Soil

Conservation Service Data) as described in Land Capabilities, Section II and section VI.

4. Lessen dependence on property tax revenue by recognizing environmentally sound and aesthetically unobtrusive commercial and industrial development. (See section II and section VI).
5. Promote construction permitting and oversight regulations that ensure compliance with applicable ordinances, and which provide for collection of revenues sufficient to defray costs associated with that permitting and oversight.

The planning board's judgment is that the people of Groton hope for a future where the desires and ambitions of individual property owners are restricted as little as possible consistent with conservation of town resources and the rural/woodland character of the town. This master plan expressly acknowledges this sentiment as a guideline for future regulation development.

III. Land Use Section

Present

Map #1, 2 & 3 provides an inventory of existing roads, and residential, commercial and public use structures. It also gives clear indication of the extent of undeveloped land in Groton.

Map#4 911 Addressing System

Map #5 Provides locations of designated flood plain areas.

Future

The master plan identifies the 1987 U.S. Department of Agriculture Soil Conservation Service Soil Surveys and the

document titled “Subdivision Regulation” in appendix 2 as the framework for determination of minimum lot sizes for future development.

Permitted Uses

The master plan further establishes the document entitled “Zoning Ordinance” in appendix 3 as the framework for determination of permitted uses in the Town of Groton.

Residential

Future residential development is expected to follow a pattern similar to that of the last two decades with the exceptions that residential growth will:

Be consistent with soil carrying capacity restrictions as described above.

Be consistent with subdivision regulations which may be enacted in the future.

Be consistent with land use ordinances which may be established by the town.

And be consistent with recommendations of the town conservation commission.

Areas which may be considered for restrictive action by the conservation commission are expected to include surface water areas such as the Cockermouth River, Spectacle Pond and Halls Brook, wetlands and areas which may significantly affect ground water quality. The conservation commission is further instructed to make recommendations pertinent to the protection of areas considered important to preserving the rural/woodland character of Groton.

Commercial

The master plan reflects survey findings supporting environmentally safe and aesthetically unobtrusive home based commercial activities.

Future commercial/industrial development of a larger scale which has the effect of broadening the town's tax base is seen as desirable. Such development will necessarily be focused where both soil conditions and adequate roads are available. Access to major regional arteries (Route 118 and Route 25) is considered to be a major constraint.

Agriculture/Animal Husbandry

Forest products are expected to continue as Groton's most important agricultural activity. It is the intent of the master plan that forest product related activities may be encouraged.

Other agricultural activities, including livestock management are seen as consistent with the town's rural character.

IV. Demographics Section

Groton's population peaked in the late 19th century and then declined steadily until sometime in the 1960's. Since then, the overall growth pattern of Grafton County and the advantages related to the town's quiet scenic beauty and nearness to recreation activities have contributed to steady and increasing growth.

V. Housing Section

The following figures are based on a survey of housing stock conducted on October 24-25, 1987.

Residential Structures 1987

Structure Type	Number Counted
Colonial	87
Log Homes	33
Mobile Homes	60
Ranch	39
Contemporary	18
Modular	3
Duplex	1
Cottage	45
Camp	30
TOTAL	316

Residential Structures 2006

Structure Type	Number Counted
A-Frame	7
Cabin	12
Camp	66
Colonial	6
Contemporary	9
Convention	28
Mobile Homes	76
Gambrel	19
Garrison	6
New Englander	17
Raised Ranch	18
Ranch	82
TOTAL	346

VI. Transportation Section

The Town of Groton has no public transportation other than that provided by cab companies from nearby communities. Limited transportation may also be provided by volunteer service groups, senior center transportation on an as needed and available basis.

The town maintains 18 miles of town road, and provides winter maintenance on an additional 4 miles of state road. In 2006 there were 890 vehicle registrations in the Town of Groton.

Map#1 provides the location and names of maintained roads.

VII. Conservation Section

Reporting to the planning board the conservation commission is also to be charged with developing a planning framework for preservation of open spaces and woodlands as suggested by the planning board's survey in 2006. (see appendix 1) This planning is to include active cooperation with major woodlands management companies to seek measures that enhance the viability of their woodlands management activities.

The policies developed by the conservation commission are to be incorporated into the subdivision regulations when adopted.

Until the conservation commission completes these assignments, the planning board is to exercise extraordinary caution in review of subdivision plans affecting environmentally sensitive areas of the town. Areas now considered to be "environmentally sensitive" include, but are not limited to the following:

Spectacle Pond and lands immediately affecting its water quality.

The Cockermonth River

Lands designated as wetlands in the US SCS Maps

Areas with direct influence on underground water supplies

Halls Brook

VIII. Appendixes

- #1 Survey Findings
- #2 Subdivision Regulations
- Table #1 Minimum lot size by soil classification
- #3 Zoning Ordinance
- #4 Flood Plain Development Regulations
- #5 Maps

Town of Groton Planning Board,



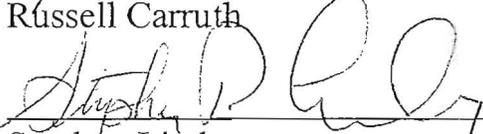
Stephen Spafford, Chairman



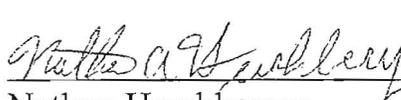
Josephine O'Connor



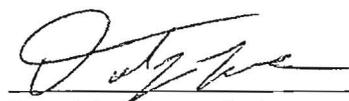
Russell Carruth



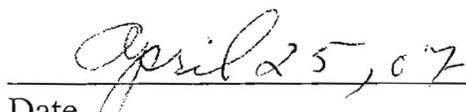
Stephen Lindsey



Nathan Hershberger



David Leone, Selectmen's
Liaison



Date