

**Groton Planning Board**  
**Meeting Minutes 11/18/15**

Present: Chairwoman Deb Johnson, Select Board Liaison Bob Ferriere, Russ Carruth, Dave Labar, Ray Blake, Celine Richer, Jenny Burnett.

Present in audience, Slim Spafford and Sherry Nelson

The reading of the minutes was waived, as they do not exist.

Deb relayed that she attended last night's Select Board meeting, and was surprised to learn that there is a garage apparently operating at the bottom of the hill across from Forest Hills. Mike Madden is the property owner but he is not operating the garage. Having learned this she said we have a responsibility to investigate someone purportedly transacting business to make sure proper environmental controls are in place. The alleged garage operator has not at this point gone through site plan review or gone before the ZBA for a variance. Celine suggested we send the property owner a letter requesting they come before the Board. Deb agreed to draft a letter, and Jenny moved and Bob seconded that Deb write a draft we can all review at the next meeting. All were in favor.

The next topic was property assessment as it relates to the difference between commercial and home-based business. Since the whole Town has one zone, how do we deal with tax assessment? More specifically, what is the tax based on and what are our options? Deb passed out a section of the Master Plan draft that she would like help with entitled "Economic Development". She explained that we need more information in order to revamp this section, and suggested that Avitar likely could provide it. After some discussion by the Board, Jenny moved and Celine seconded that Deb a) consult with Sara, b) consult with the NH Municipal Association, c) call Avitar and see if they would come and speak to us at no cost and if they won't, she will come to the next meeting with a draft letter to Avitar outlining our questions. All were in favor.

Next Deb passed out copies of a "Cost of Community Services" study, completed in 2001. She stated that her idea is to have it as a resource for the Board and to possibly place it online as an Appendix to the Master Plan.

Next we addressed the Annual Report, our part of which Celine had prepared a draft. Since next meeting will be held early for the holidays, we will bring any edits to that meeting and have time to submit a final version before the deadline.

We made a few minor edits to the Master Plan draft, and went through some mail. Our next meeting was scheduled for Wednesday December 16<sup>th</sup>, 2015 at 7 PM.

Celine moved, Ray seconded we adjourn, all were in favor and the meeting closed at 8:55.

-Submitted by Jenny Burnett