

GROTON PLANNING BOARD

December 16, 2015

Meeting called to order by Chairwoman Deb Johnson at 7:06 pm.

Present: Deborah Johnson, Celine Richer, Bob Ferriere – Selectboard Liaison, Ray Blake, Dave LaBar, Alternates Slim Spafford and Sherry Nelson

Absent: Jenny Burnett, Russ Carruth

Deb read the minutes of 11/18/15. In the 6th line of the first paragraph Celine asked that the wording of her suggestion read “Celine suggested we send the property owner a letter. . .” She then moved and Bob 2nd to accept the minutes as amended. Members concurred.

Deb asked board members to look through their own paperwork, searching for 2015 minutes to send to Sarah with a note asking her to send said minutes to board members. Deb will also contact Municipal Association as to legal requirements of Board minute taking.

Next item of business was discussion of Deb’s draft letter to send to Mr. Mike Madden. Changes were suggested and agreed upon. Motion made by Celine, 2nd by Bob, to accept the following letter for mailing (by Deb) to Mr. Madden : It has come to the attention of the Groton Planning Board that you have been operating or allowing the operation of multiple businesses on Map 5, Lot 65, otherwise referred to as (insert mailing address). This letter is to advise you that the Town of Groton adopted a zoning ordinance, copy attached, in 2007 designating the town “Rural Residential”, intended to regulate and restrict businesses. Please call the town office, 744-9190, and speak to Sara, the Administrative Assistant to the Selectboard and make an appointment to come before the Planning Board at our January meeting, 1/27/16, 7 pm. At that time we will advise you of the regulations you must meet and the procedure to undertake to be in full compliance. All were in agreement to send letter.

Mr. Madden must come to the Planning Board, before going to the Zoning Board of Adjustment to ask for a variance. If given a variance he would return to the Planning Board for Site Plan Review (regulations revised in 2012).

Next Celine read draft for Town Report. All accepted. Deb will polish up and send to Sara for insertion in Town Report.

Then Deb spoke of the Economic Section of the Master Plan. In Table 1 on p.1, entitled "Economic Development", across from the name of each business/industry is a description of its product or service. At last month's meeting we had questioned the basis of the assessment of each. After speaking with Sara, the Municipal Association and Avitar, the assessing company, Deb determined that the highest and best value is assigned to all properties, not if it is residential or a business venture is occurring on the property.

We were encouraged by Deb to read the following proposed sections of the revised Master Plan: Cost of Community Services, Economic Development and Land Use. While we may not be required by RSAs to have a hearing on our revised Master Plan, we will do so.

Celine moved, Bob 2nd to adjourn at 8:39 pm. All agreed.

Our next meeting will be on Jan.27, 2016.

Sherry Nelson

Acting Secretary