

GROTON PLANNING BOARD

August 29, 2018

Meeting Called to Order: 7:00 pm

Attending Members: Chair Deborah Johnson, Ray Blake, Dave LaBar, Russ Carruth, Glen Hansen, and John Rescigno (Select Board Liaison)

Absent Member: Dave Madden

On Motion made by Deb, and approved by the Board, the reading of the July 25 minutes were waived. Following review, on motion made by Deb and seconded by Glen, the PB approved the minutes as written.

Public Applications - None submitted

The Board welcomed Mr. Taylor. The PB explained that the new construction of a 48x80 Morton Building on Map 5, Lot 129 on Hammerhead Lane, resulted in questions regarding the intended use of the building. Groton is zoned Rural Residential. The building constructed does not appear to be a dwelling for residential use, nor can it be an accessory structure since there is no residential dwelling on the property. Rather, the building seems to be constructed for commercial use.

Mr. Taylor assured the Board members that it was not his intent to use the building commercially. He displayed for the PB drawings that provides independent living facilities for his family, including provisions for sleeping, eating, cooking, and sanitation. He further explained that he constructed the building as an annex to his home in Alexandria where he and his grandchild could stay overnight, recreate and use a base to snowmobile and enjoy outdoor recreation. He will also store his boat and trailer and other sporting equipment at the facility.

The PB thanked Mr. Taylor and said they would issue a Decision at their September meeting.

The next order of business was to discuss a change in Town procedure, that would have the PB first review all building permits to ensure they complied with zoning and 674:41. Deb had been asked by the selectman to revise the Building Permit and John provided a few recommendations for revising the draft (these were followed by an email from Sara).

Deb advised if the development project is on a class VI or private road or easement the PB should also issue, the "Release" referred to in RSA 674:41. Both these documents must be select board and applicant signed. The exact process of how this happens, along with timing, will be finalized following consultation with the selectman.

With no other business Deb confirmed the next meeting date as 9-26-2018 and the meeting closed at 8:15 pm.

Submitted,

Deborah Johnson