

12-13-2018 Work Session

Joint Meeting with Planning Board (PB) & Citizen Planning Committee (CPC)

PB Members Present: David Madden, Dave LaBar, Deb Johnson, Glen Hansen, Russ Carruth, John Rescigno

Members Absent: Ray Blake

Alternate present: Kristina Brodie

CPC Members present: Chair Pamela Hamel, Vickie Kimball, Bonnie Lane, Steve Lindsey

CPC member absent: Bernard Dauphinais,

CPC Planning Consultant in attendance: Steve Whitman

Meeting Opens at 7:02 PM

Deb designates Kristina Brodie to sit in place of Mr. Hansen. Planning Board members approve unanimously.

Deb frames the issues that need addressing –

1. District Map –

Our mapping consultant, Dan Sandquist's asked us to consider his comments:

- a. I made a judgment call while mapping the district boundaries to include a small portion of the Sculptured Rocks Geologic Site conservation land south of the road in the F&C district.
- b. I mapped the lot east of Halls Brook using the 2018 tax map and several measurements to locate it. This is approximate, but close.
- c. There is an east/west rectangular lot (showing in pink) tucked into a corner of the Green Acres tract in Groton that is delineated as RR, but I wonder if it should be F&C due to the fact that it is land-locked and abutted on three sides by conserved land that is managed for forests. See pic embedded below.



- d. I discovered in working with the 2018 tax parcel data that the municipal boundary of Groton on the tax map does not match previous mapping. There is less land in the northeastern corner with Plymouth, and I found there is a “notch” out of the northern boundary. This is due to carrying over an artifact of the earlier NLRA work that used the commonly available town boundaries from GRANIT; this data is derived from USGS topo map boundaries, and has been found to be inaccurate in places. See pic embedded below.



- e. Note that when the zoning districts are finalized and ready to go to print, arrangements should be made with Terra Map to digitize that information into an official zoning map
2. Review definitions section in zoning proposal
3. What modifications should we make to the proposed zoning based on the November 28, 2018 PB and Public Hearing?

Following discussion and subject to motion by Deb, with a second by Dave the Planning Board and Citizen Planning Committee reached the following consensus:

- 1a. yes
- 1b. agreed
- 1c. yes, it should be Forest and Conservation
- 1d. Contact Avitar and other appropriate towns and agencies and resolve
- 1e. an official zoning map will be produced if the proposed zoning passes
2. Definitions as presented are accepted
- 3 We will modify the zoning proposal by –

Home energy systems such as wind and solar are included “Permitted Uses”

Commercial large scale wind and solar systems are generally regulated by the NH SEC. Groton’s Ordinance provides regulation for Large Wind Energy Systems (LWES) between 100 KW and 30MW of which the NH SEC has only discretionary jurisdictional authority. Our Ordinance also provides the NH SEC siting guidance which is reflective of town sentiment regarding proposed LWES exceeding 30 MW of which the NH SEC has jurisdiction.

The Renewable Energy and Forestry District will only renewable energy business and not housing. This decision is based on the steep slopes and rugged terrain and also the need for Groton to bring in more business taxes

Lot Size in the Residential Rural District should be left at 3 acres to maintain the rural character of the community and prevent overcrowding. Groton currently has a significant number of lots less than 1 acre that will be grandfathered with passage of the proposed zoning.

State Law and our Flood Plain Ordinance will control uses on the Aquifer and Flood Plain.

We will revise the ADU section of the proposed zoning to include stand-alone dwelling units

To determined lot size by soil drainage only will not help to maintain a rural community character

Consensus on lot requirements or incentives could not be reached so cluster development will be removed

The sign size for businesses is increased to 9 square feet, allowing for increased visibility

With no other business a motion to close the work session was made by Deb, seconded by Ray and all members agreed.

Submitted
Deborah Johnson