

Planning Board Meeting Minutes – February 26, 2020

Members Present: David Madden, Dave LaBar, Deb Johnson, Ray Blake, Kristina Brodie, John Rescigno

Members Absent: Russ Carruth

Meeting Opens at 7:02 PM

The board reviewed the minutes from the January 22, 2020 meeting. Deb Johnson motions to approve the minutes; David Madden seconds this motion with all in favor.

Public business on the Agenda consists of a proposed expansion of MITs Recreational/Outing Facility and a Building Application submitted by Mr. Thompson.

NOTICE OF PLANNING BOARD FINDINGS

FACTS - expansion of MITs Recreational Outing Facility

On January 22 2020, the Planning Board (“PB”) received this request from the Board of Selectman (“BOS”), via email, to answer several questions regarding a proposed expansion of MITs Recreational Outing Facility on their 21-acre parcel at 1238 North Groton Road, Map 2 Lot 10.

At the Select Board meeting of 1/21/2020, Maclay Architects dropped off draft plans regarding a new bunkhouse to accommodate 50-75 people. The present building has food preparation capability along with limited eating and sleeping accommodations. Adding a new bunkhouse will double square footage building capacity along with occupancy to 80 or more people. The proposal also states the addition of composting toilets with no pressurized running potable water, although installation of sinks in the bunkhouse for hand washing will require a dry well for the gray water.

They have not submitted a building permit yet, but wish to know if the bunkhouse meets rural residential zoning and if it will be classified per International Building Code (IBC) as a R-1 occupancy and Hotel per National Fire Protection Association (NFPA 70, National Electrical Code -NEC.)

The BOS thought that the Planning Board should review the proposal to answer the questions and meet with representatives of MIT in order to explain what application process is necessary.

The contact information for the project Manager at MIT is

Alan Molin
MIT
77 Massachusetts Ave, Bldg NW23-100
Cambridge, MA 02139-4307
P-617-324-6217
C-857-998-9142
Email: amol@mit.edu

FINDINGS

1. The proposal for a new bunkhouse, occupancy of 50 – 75, does not meet present Town Zoning of rural residential. The proposal must be reviewed by the town ZBA for a Special Exception. If granted the MIT must proceed to the PB and apply for Site Review.
2. Unless the applicant decides to include pressurized water in plan revisions, septic disposal may include outhouse, composting or incineration toilets. Septic disposal must be built/installed and operating to all state requirements, including the proper ratio of toilets for all guests at the recreation/outing facility and disposal of all gray water.
3. The PB brought forth many concerns for MIT to address. These included occupancy ratios to building size, adequate off street parking, the possible need to widen and construct a property access drive, trash disposal (PB suggested commercial closed lid dumpsters), noise limits, no alcohol use (for under-aged individuals), no drugs, food use and storage and disposal to protect against wildlife issues and ensure proper wildlife management, the hunting/killing of wildlife only in compliance to state law, no gun ranges or target use.
4. The PB reminded the representatives from MIT that burn permits are required for all campfires.
5. MIT will most likely need to upgrade the present building and uses to meet all electrical, fire, health and occupancy codes.

The PB thanked Alan Molin for attending and encouraged him to email or call for assistance throughout the process.

FACTS - Mr. Thompson's Application for Building Permit

On February 5 2020, the Planning Board ("PB") received a request from the Select Board ("BOS"), via email, to consult on Mr. Thompson's Application for Building Permit.

Deb welcomed Mr. Thompson and explained to the applicant that the BOS was required to consult with the PB pursuant to RSA 674:41 Erection of Buildings... more particularly, that section relating to "private roads". Additionally, the BOS could not approve the building application without the involvement of the PB and possibly the ZBA due to the development intent expressed in the application - for the erection of a steel building measuring 40 X 80 for the storage of personal equipment and a small workshop (paraphrasing the application). The stated purpose was out of compliance with Groton Zoning of Rural Residential.

The PB reviewed the Permit Application for Map 7 Lot 52 and the additional materials Mr. Thompson submitted at the meeting of 2/26/2020.

Prior to discussion and for full transparency, the PB Chair disclosed she lived on the road that was the

subject of the building application, further stating she would step-aside at any time from the discussion and decision if Mr. Thompson felt she was biased.

Following discussion the PB submits to the BOS the following findings:

FINDINGS

RSA 674:41 prohibits building on any lot unless "the street giving access" is a Class V highway or better; is shown on a subdivision or other plan approved by the planning board; or is a Class VI highway or "private road" upon which the board of selectmen has voted to authorize building permits under certain specified conditions.

If the selectmen decide to grant a building permit, the landowner must first record in the registry of deeds (or provide to the selectmen with the recording fee) a notice of the municipality's lack of responsibility for maintenance of the road and lack of liability for damages resulting from use of the road. RSA 674:41, I (d).

1. The subject property, Map 5 Lot 52, has access to North Groton Road by granted Right-of-Way over a maintained Private Road. There is no access issue per RSA 674:41.
2. Mr. Thompson has signed a Release of Municipal Liability. He should however, submit a revised Release per NH RSA 674:41 dated 2/26/2020, the date of the PB discussion, in consultation to the BOS.

Description of proposed building or improvements (including foundation, number of floors, square footage, etc.): Steel Building 40' x 80' 3200 sq ft slab foundation 1 floor building for personal storage and small work shop.

3. At the 2/26/2020 PB meeting, Mr. Thompson provided the PB full plans for his project that clearly detailed a small living area within the steel building (cooking, sleeping and bath) and approved septic from NH DES. Mr. Thompson should revise his Building Application to reflect this camp residence with attached storage - he is in full compliance with Groton Zoning.

The PB thanked Mr. Thompson for attending the meeting and for providing additional materials to assist the Board with their responsibilities.

The last order of business before closing the meeting was a brief discussion on the possible need to meet with Groton's Police and Fire Chiefs and the Hebron and Rumney Fire Departments to review the MIT proposal in order to ensure that the PB had adequately covered all fire, policing and safety issues.

At the time of MIT's submission of the final application, John will ask Sara to set that meeting up.

With no additional business on the agenda, Deb Johnson motions to close the meeting at 8:26 PM, Kristina Brodie seconds this motion with all in favor.

Submitted by

Deb johnson