

Groton Planning Board

30 March 2022

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

Applicants/Other Attendees: Anne Joyce, Dave Peterson, Skip Peterson

Meeting Open: 7:02 PM

Election of Officers:

Russ motions to vote Deb in as chair, Kristina seconds this motion with all in favor.

Deb motions to vote Kristina in as vice chair and secretary, John seconds this motion, all in favor.

Approval of Minutes:

David Madden makes a motion to waive the reading of the minutes, Kristina seconds this motion with all in favor.

Deb makes a motion to approve the minutes as presented, Dave LaBar seconds this motion with all in favor. Russ abstains from the vote.

Public Business:

Dave Peterson and his brother Skip attend the meeting to present the board with his building permit for 5 Sculptured Rocks Road. The property is Map 5, Lot 118, consisting of 2 acres. The lot currently has a trailer with add-ons of a roof and porches, front and back.

A family is renting/occupying the property. Mr. Peterson is currently not a resident; he is property owner but resides in Gilford. The board opens the floor to Mr. Peterson to explain what he is looking to build.

Mr. Peterson said he purchased the property on July 6, 2021. His intention was to rent the existing dwelling on the 2 acre property and to build 2 duplexes, stick built, totaling 4 family rentals in addition to the existing rental on the property.

The board explains that Groton's' subdivision regulations would require a subdivision of the property to place other living dwellings on the lot and he also could not meet the 2 acre per one resident dwelling requirement. Since the duplexes are multifamily units, site review would be required. Under Groton's zoning (effective March 8, 2022) 2 acres is required per single-family dwelling and Site review

would be required. While, Mr. Peterson's building application was submitted several days before the new zoning was voted in, it was incomplete and not issued by the select board. Additionally, 676:12, I (a) – (b) authorizes withholding a permit application during a zoning change. Finally, since he does not reside in the principle dwelling is not allowed to build an ADU, so Mr. Peterson is foreclosed from pursuing that avenue. Mr. Peterson will need to go to the Zoning Board to ask for a variance. The board suggests that he should bring a survey plot plan if he decides to go to the ZBA for a variance.

Deb makes a motion to have a PB member attend the meeting if invited by the ZBA to offer insight on the current Zoning Ordinance; Kristina seconds this motion with all in favor.

Communications:

Conference info: There will be a planning and zoning online conference held by the Bureau of Business and Economic Affairs on Saturday 4/30 & 5/7 from 9 A - 12 P. Deb will forward this information with a live link for registration to the board members.

NCC Housing Questionnaire: We received the annual NCC Housing Questionnaire. Deb is going to gather some information from the town officials to help us answer this questionnaire. She will then email the board for any comments. We will review the answers to the questionnaire at the next meeting.

Unfinished Business:

Zoning - We need to have consistency among our zoning, subdivision regulations, and site regulations. Any changes we make will require a public hearing and a posting in the newspaper. We need to define the difference between a special exception and a variance. We will reach out to the PB lawyer for further assistance with these regulations.

Other Business:

Deb received a call from a woman on River Road who is interested in bringing small trailers in as Air B N B's. She may appear at a future meeting with questions for the board.

No further business to be discussed.

Kristina makes a motion to close the meeting at 8:19 PM, Dave LaBar seconds this motion with all in favor.

Submitted by Kristina Madden