

27 April 2022

Groton Planning Board

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

Members Absent:

Applicants/Other Attendees: Anne Joyce, Bob Jackson, Charles Coleman, Tim Foy, Monica Foy, Katlin Sullivan Simula

Meeting Open: 7:06 PM

Minutes:

Kristina makes a motion to waive the reading of last meetings minutes, David Madden seconds this motion with all in favor. Kristina makes a motion to approve the 3-30-2022 minutes as presented, David Madden seconds with all in favor.

Building Permits/Public Business:

Charles Coleman Jr. of 210 North Groton Road is looking to build a 2 story residence on his .545 acre property located at 21 Running Bear Road (Map 5 Lot 78). The property will be on a slab with a walk in basement, 3 bedrooms, 1,344 square feet total. The building is DES compliant (approval #2022010604), shoreland compliant, and PUC-E2 approved (#94160122). The board explained that Running Bear Road is a private road, which leaves the residents on the road responsible for maintaining it year round. Deb makes a motion to advise the Select Board to approve the building permit, Kristina seconds this motion with all in favor.

Tim and Monica Foy of 94 Kimball Road in Amesbury, MA, submitted a permit to build a 20 x 20 wood and storage shed on the property they purchased on Old Rumney Road. The property is located on Map 10, Lot 21 and consists of 37.3 acres. The plan is to build a 20 x 20

shed (400 square feet total) with a 8/12 metal roof, wood truss rafters, with a single floor. This shed will store their sawmill that they will mill wood and store it to build a cabin on this property in the next few years. The board explained that there must be a primary structure on the property before building an Accessory Structure or ADU, although sawmills do fall under forestry/agriculture, which is encouraged under Groton's zoning and also a permitted right. John suggests that we speak with the Planning Board attorney to interpret this and see if the selectmen can approve the permit under a forestry/agriculture right with a stipulation in the permit stating that a cabin is going to be built in the next few years. Deb makes a motion that she will contact the PB lawyer for legal advice on making this exception, Kristina seconds this motion with all in favor, Russ abstains.

Katlin Sullivan Simula of 239 River Road is proposing running an Air B N B from her property with one camper to sleep 2 - 4 people to provide her family extra income during this difficult time. The property is located on Map 2, Lot 115-2, consisting of 7.39 acres. Mrs. Simula and her husband have lived in their home on this property since 2014. She received a free 2013 28" camper that is in need of an interior overhaul. Mrs. Simula is beginning the process of being approved for the Air B N B now, but does not currently have any plans for septic or water and will possibly just have a compostable toilet for the camper. They do not have time to quickly overhaul this camper, so they may just have hunters and snowmobilers stay in the camper before it becomes her "glamping experience". The abutter of her property is her father's property, and he is not a full time resident of the neighboring property. Mrs. Simula said that a friend of hers has an Air B N B and they will cover all liability of renters on her property. The PB discussed if this might be considered a Home Business under the Zoning. She would be required to go through Site Review and have the camper on a foundation (cement slab) and tie it into a septic

and water system at a minimum for approval. The Planning Board discussed the matter and felt the need for guidance and interpretation of the PB attorney before moving forward with this proposal.

No other mail or communications

With the newly adopted zoning ordinance, we would like to have it certified by the town clerk. RSA 675:6. Requires the PB to certify subdivision and site review amendments since we are the approving body, but Zoning is approved by the Legislative body and certification is though the Town Clerk stating the Ballet was properly appearing on the warrant and approved by vote. Deb is going to ask Ruth to certify this, and she will prepare a proper certification per NHMA guidelines.

No other business to be discussed

Kristina makes a motion to close the meeting at 8:25 PM, John seconds this motion with all in favor.

Submitted by

Kristina Madden