

27 July 2022

Groton Planning Board

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

Members Absent: Kristina Madden, David Madden

Other Attendees: Anne Joyce, Bruce Blye

Applicants: Timothy & Pamela Crosby and their surveyor, Mr. Allan Barnard

Meeting Open: 7:00 PM

Since the PB Secretary is absent, the Chair asks all PB members to take notes and pass them to her following the close of tonight' meeting. This will allow the Chair to run the meeting yet provide accurate minutes. The recording of the meeting made by Anne is also offered to the Chair.

Approval of Minutes

Deb makes a motion to waive the reading of the 6-29-2022 minutes and set-aside review until the August 31, 2022 Meeting. Ray seconded the motion with unanimous agreement by the PB.

Agenda Items

Deb reviews for the PB all matters on the Agenda –

- Public Hearing - for Subdivision of Map 2 Lot 51 -- Timothy & Pamela Crosby
- Mail- None
- Email – Registration, workforce-housing webinar
- 3 Inquiries - Clamping in District A on Map 5 Lot 158, Subdivision on Map 10 Lot 4 and Zoning requirements by Bruce Blye on Map 2 Lot 41 relating to building a duplex
- Other Business – need for PB Alternates

Public Hearing

Deb moves to open the Hearing indicating Notice of the Hearing was on the Town Website and published in the Record Enterprise meeting all requirements, and abutter, applicant and surveyor Letters were mailed. Dave seconds with unanimous agreement by the PB.

Deb reads the checklist requirements followed by a review of the Application with the PB. Motion to accept the Application as complete made by John and seconded by Ray. Approved by PB. The PB reviews the Application and listens to Mr. Barnard (Surveyor) explain plot plan and the request for a waiver of the lot ratios and frontage requirements of the subdivision regulations.

Undisputed Facts

The proposed lots will be 5.19 acres where the principle house is and 5.007 where the second house sits. These lots are long and do not achieve the 3:1 depth * width ratio, while the frontage is just short of the subdivision 200 foot requirement on the newly created second lot. Both houses have dug wells, the principle house has an approved septic system and the second house only an outhouse. When the building permit (1-19-2017) for the now full year second house was submitted, it was for a seasonal camp & storage with no heating or approved septic design. For several years now, that seasonal camp has been converted to a full year house without the submission of another building permit and DES approved septic plan. When asked why the Crosbys are sub-dividing they told the PB that they needed to sell and move and they were complying with a selectman letter dated July 28 2020.

Taking up the Waiver first, Deb indicates she is not opposed to granting the waiver. The PB deliberates considering these reasons:

1. Each lot is balanced out and generally meets the frontage requirement
2. While the property could have been sub-divided to meet the ratio, the proposed plan protects the integrity of the well and septic for the principle house as required by DES site ratios
3. Both lots will have access to Hog Hill Road and the conservation area
4. A new driveway location and septic design can be appropriately placed meeting all DES site ratios and Town driveway requirements..

The Board deliberations also entailed the facts relating to the failure of the Crosby's to:

1. submit a building permit before the conversion and use of the camp to a full-year house
2. provide a DES approved septic design for the now full-year house
3. submit a driveway permit

Deb motions to approve the Waiver and sub-division plan conditionally subject to the Crosby's complying with the following:

1. the Crosby's contract for a septic design and installation.
2. submit an updated building permit which reflects the DES approved Septic design that consists of a tank and leach field system

3. submit an updated sub-division plan reflecting lot points, plot sizes, location of septic and driveways
4. submit a driveway permit
5. escrow with the Town the money to pay for the septic installation, plus 10%, at the sale closing of the principle house
6. before the sale of the second house, while the Crosby's are still the owners, fully complete the septic installation

Subject to PB review and approval of the Conditions during the continued Hearing, John seconds Deb's motion with the PB approving.

Deb motions and Ray seconds to continue the Public Hearing at the August 31, 2022 meeting.

The Board approves.

Bruce Blye just purchased land at Map 2 Lot 41 and asks the PB if he is able to build his principle house and a duplex to rent as shot-term rentals. He does not want to sub-divide. He is not submitting an application at this time, only making an inquiry.

The PB advises him that Groton is zoned as a Single-Family Residential Town. That the Districts spell out what is a permitted activity. Generally, you may construct one principle house and one accessory dwelling unit (ADU). The ADU is intended to be a long-term living rental. See Article 4 & 5 of Groton's Zoning. You may also have as a Home Business with one attached or detached rental subject to approval and compliance with Site Plan Review.

Both the Subdivision and Site Regulations are in the process of revision and all property owners are encouraged to attend public meetings.

PB Alternates -- Deb motions with a second from Ray to appoint Pam Hamel as an alternate to the PB. The PB approves.

John makes a motion to close the meeting Ray seconds this motion with all in favor.

Minutes Submitted by Deborah Johnson