

Planning Board Meeting of: 09/28/2022

Call To Order: 7:05 PM

Roll Call

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

Members Absent: Kristina Madden

Applicants Present: none

Applicant's supporting Professionals: none

Listing of Residents/Others speaking during meeting: none

Meeting Minutes

Deborah makes a motion to waive the reading of the Minutes, seconded by Ray

Deliberations: comments and /or any details of a requested amendment – none.

Deb motions and Ray seconds for approval of August Minutes. Members present favorably approve.

Public Business-Applications/Informational inquiry, Building Permits

- M Perez requests approval to place a Tiny House on the lot he owns – map 5 lot 29-3 and have it accepted as a single-family residential dwelling.

PB discussed the following considerations -

A Tiny House may be considered a single-family residential dwelling only if it is built on a fixed foundation and intended as a dwelling unit rather than a portable recreational vehicle/tiny house.

Therefore, the tiny house must be constructed without wheels, or if already constructed on a trailer with wheels, they must be removed before attachment on the permanent foundation.

The applicant must submit a building permit to the Select board and that application must have a DES approved wastewater treatment system, PUC approval along with Residential Energy Code Application approval. These applications and approvals will insure proper construction of your septic and water well.

The applicant will certify that you have met all existing Land Covenants, all Groton Zoning and Site requirements, all State building and electrical codes and all regulatory requirements of Federal Flood, State DES Shoreland Water Quality Protection Act ("SWQPA") due to the fact that the Cockermonth River is a Fourth Order river and is protected under the SWQPA.

Lastly, potential limitations as it relates to bringing utilities (electric) onto the property before placing deposits or payments on the tiny house are the applicants to resolve with the electric company that serves this area.

Deb MOTIONS and Ray seconds that the Chair should communicate the items of discussion to Mr. Perez.

- George Doxon requests information on Short Term Rentals in Groton. He would like to build several.

Board deliberations included these considerations:

Groton is zoned as a Single-Family Residential Town. Article 4 Zoned Districts spell out what are permitted activities in each District. If it isn't listed it is not allowed. The ordinance definitions are key to understanding the zoning.

Generally, an applicant may construct one principle house and one Accessory Dwelling Unit (ADU). The ADU is intended to be a long-term living rental. See Article 5 of Groton's Zoning. Accessory Structures in the nature of a garage, shed, barn, cordwood storage structure, ETC. are also allowed following completion of a Single-Family Residential Dwelling.

The only way you may have one short-term-rental is to reside in Groton in a Single Family Residential Dwelling and submit a Site Plan Application to the planning board for a Home Business.

Most likely, following site review, you will need to submit a building permit application to the select board for construction of the dwelling unit rental, whether that unit is attached or within the principle house or detached from the principle house and on the same property. The building application includes a certification that you have met all existing Land Covenants, all Groton Zoning and Site requirements, all State building and electrical codes and all regulatory requirements of Federal Flood and State DES Shoreland Water Quality Protection Act ("SWQPA"). With that building application, a DES approved wastewater treatment system, PUC approval along with Residential Energy Code Application approval must be included. These applications and approvals will insure proper construction of your septic and water well.

Deb MOTIONS and Ray seconds that the Chair should communicate the items of discussion to Mr. Doxon. Members favorably approve.

Communications:

On-line web - Conversation between Board Chair and PB Attorney

Other Business:

1. PB members review the draft 2023 budget. Following discussion, Deb motions and Dave Madden seconds to approve the budget. PB members favorably approve.
2. PB members are reminded to review and revise proposed Zoning Amendments

Adjournment: 8:16 PM

Submitted: Deborah B Johnson