

Planning Board Meeting of: 12/28/2022

Call To Order: 7:10 PM

Roll Call

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

Members Absent: Kristina Madden,

Applicants Present: none

Applicant's supporting Professionals: none

Listing of Residents/Others speaking during meeting: Anne Joyce, Eric Jones

Meeting Minutes

Deb makes a motion to waive the reading of November's minutes and set-aside review until a later date. John seconded the motion with unanimous agreement by the PB.

Public Business-Applications/Informational inquiry, Building Permits

Kristina Salvail map 1 lot 1 864 Route 118 – subdivision

PB is notified by the Chair there will be a Public Hearing at our January 25th meeting.

Robert Ellis & Janet Wallace, Giovanna Rd map 6 lot 47 – building permit House & rhino shelter (portable canvas garage)

Nicholas & Jennifer Blodgett, Giovanna Rd map 6 lot 38 – building permit- rhino shelter (portable canvas garage)

The PB Board reviewed all materials from both applications, discussing thoroughly.

MOTION by Deb and seconded by Dave Madden: After review and comment by the planning board, they recommend that the local governing body (Select Board) vote to authorize the issuance of the building permits, subject to Covenants and the Road Maintenance obligations of the applicants.

Keith Fournier map 2 lot 10 923 North Groton Road – RV placement

PB discussion: There was an RV parked on the property for the past 40 years. It was too far gone for him to be able to maintain. Before he had this delivered, he checked zoning and building permit guidelines for an RV. Mr. Fournier said this is an RV not a tiny house. When the web-site was checked it indicated the model Mr. Fournier purchased was also considered a Tiny House although, following conversation with the manufacturer the Board Chair confirmed they preferred to call it a RV so their customers could avoid taxes and permitting. The considerations for the PB & selectboard are:

1. If we accept this as an RV our zoning does not allow usage of one as a temporary camp, a single-family dwelling or, for that matter even placement in Districts A or B unless the use, as of the effective date of the towns Ordinance (March 8, 2022) is continued uninterrupted, and has not been changed to a different use or expanded. Mr. Fournier removed the original RV, commenced site-work and placed a larger unit on the lot thereby expanding use.

2. If we accept this as a Tiny House to be considered a single-family dwelling, the wheels must be disabled and the unit must be attached to a foundation. (see M. Perez answer below for types of foundations)

Since the PB is not reviewing this matter pursuant to NH RSA 674:41, but only through its capacity of interpreting the town's zoning, it is up to the select man to consider the Board's discussion and decide how to handle the matter.

M Perez again returns to request 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

He asks will this satisfy the foundation requirement:

- 1) The home permanently affixed to a trailer
- 2) Or if the wheels were removed and the home placed on blocks

PB discussed the following considerations –

Under our current Zoning Ordinance, to be considered a single-family residential dwelling it must be attached to a foundation and intended as a dwelling.

Foundation types include:

- Basement Foundation
- Crawlspace Stem Walls on cement footings
- Concrete Slab Foundations
- Pier and Beam Foundations.

The pier and beam system is the most popular foundation type for manufactured homes. With it, anchors are driven into the ground or a cement slab the pier and beam system is the most popular foundation type for manufactured homes. With it, anchors are driven into the ground or cement slab to hold the home down and protect it against wind. Then, steel straps connect the anchors to a main beam of the home's steel frame. Those beams are connected using cross-members, which add stability to the foundation. After that, outriggers are welded to the steel beams for additional strength and support.. Then, steel straps connect the anchors to a main beam of the home's steel frame. Those beams are connected using cross-members, which add stability to the foundation. After that, outriggers are welded to the steel beams for additional strength and support.

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

Communications:

Tabitha Snow – Lot 11 Giovanna Road, Real estate agent questions why the Tax Maps and other data from Town show different dimensions

Other Business:

Zoning review-lengthy discussion on what to propose
2023 PB meeting schedule

Adjournment: 8:45 PM

Submitted: Deborah B Johnson