

Minutes for the Planning Board (PB) Meeting of 08/28/2024

Call To Order 7:05P.M.

Roll Call: Deb Johnson ✓ Ray Blake ✓ David Madden ✓ Jon Beliveau ✓ Russ Carruth ✓
John Rescigno absent

Alternate: Eric Jones ✓

Listing of Residents & others speaking during meeting:

Quorum

If a quorum is lacking and/or there are absences of elected board members, the Chair will appoint an Alternate to sit as a voting member. A quorum consists of four (4) members
PB vote - yes to Eric Jones sitting

Minutes

Deb moves to approve the 08-28-2024 minutes as presented and Dave M seconded the motion.
PB Vote 4 approve 2 abstain due to absence from last meeting

Public Business – Hearings, Applications/Building Permits, Inquiries, Informational Session
(Interested residents or others should request to see the meeting file to read all materials reviewed by the PB)

Building Permit

1. Carroll, Map 1 Lot 60
Applying for a building permit for a Pole Barn

Deb moved and Dave M seconded the following motion:
After review and comment, the planning board recommends that the local governing body (Select Board) vote to approve/disapprove the issuance of the building permit, subject to all Deed Covenants and all Road Maintenance obligations of the applicants. The applicants must sign the Municipal Release and record it prior to commencing construction.
Vote of approval from all present members

Issues discussed were existence of dwelling unit and the subdivision status

Email/Letters/ Inquiries

1. Debra wants to turn her camper into a tiny home. There is a driveway, a septic system and a well. The RV camper is 30.5' long. Also on the lot is a 8X10 shed. Soon electric will be trenched in.

Email response from Deborah Johnson, PB Chair.
Please understand that you cannot live in an RV or camper in Groton. I suggest you contact the planning board for discussions before doing any any construction.

If it is your intent to live in a Tiny House, or camp a building permit must be issued first and the structure and siting must meet all Zoning requirements, you cannot just call an RV or camper a Tiny house w/o making some structural changes.

2. Brandon Bilodeau, map 06 Lot 31-01, 238 N Groton RD, regarding the purchase of about 1.2 acres of property. This acreage is to the east of his and on the west of Circle Girl's property. It is mostly wooded swampy land. Mr. Bilodeau has agreed with Circle Program as to the rough area where the boundary is to be located. The question is do both properties need to be surveyed for a lot-line adjustment? What is the procedure?

PB discussion of how the RSA's view lot line adjustment and authorize PB involvement
Review of law and Groton's Subdivision Regulations.

Announcements and Communications:

1. Laptop Policy
Jon B volunteered to help facilitate implementation after he inquires and receives clarity on several policy items.
John to report to PB on discussions with Sara and the selectmen
2. The Board receives and regrettably accepts Dave LaBars resignation from the PB
3. Sara has requested the PB to submit its 2025 budget by Oct.
PB reviews and prepares a draft to submit

Planning Board Work session - Subdivision, Site Review Regulations and Procedures -Deb asks the PB members to review any draft materials she emails and reminds them not to discuss these materials with one another until the PB meeting

- Current Zoning prohibits living in an RV while building – this reflects several issues.
 1. Life safety concerns since RV's are not constructed for extended permanent living
 2. Environmental concerns relating to septic and grey water discharge which may impact the land, surface and sub-surface water and neighbor's property and wells.
 3. Loss of Taxes, RVs are not assessed in the same fashion as housing
 4. Districts A and B are zoned Single Family Living, only District C allows RV camping only.

PB discusses possible revision of zoning allowing for short-term use for limited camping and/or while building a primary house – traditional septic would be required with RV hook-up

- PB discusses Lot-Line-Adjustments and required procedures and form documents

There being no other business Deb motions and Dave M seconds to adjourn.
Adjournment 8:00 P.M. Minutes submitted by Planning Board