

Minutes for the Planning Board (PB) Meeting of 10/30/2024

Call To Order 7:02 P.M.

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

Listing of Residents & others speaking during meeting: None

Quorum

If a quorum is lacking or absences exist, the Board the Chair will appoint an Alternate to sit as a voting member. A quorum consists of four (4) members
Chair appoints Eric J as a voting member and all PB members present agree.

Minutes

Deb moves to approve the September minutes as presented and Dave M seconded the motion.
PB Vote 4 approve, 0 abstention (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)

Lot Merger

1. Mr. Beraudo seeks to merge two lots. This matter was presented to the Town Administrator and emailed to the PB Monday Sept. 23rd, post setting the 09/25 agenda. The PB briefly reviewed the matter and Deb J motioned with Dave M seconding the motion to carry the submission over to the 10/30 meeting so the PB has sufficient time to research and review it. The PB will also review with the Town Administrator any fees owed by Applicant so she may bill the Applicant.

Deb moves and Dave M seconded the following motion:

After review and comment, the planning board accepts the Applicants submission, approves the lot merger, and authorizes the Chair to sign the Merger Of Lots submission. Pending payment of fees (billed by the town Administrator), the Merger Of Lots document should be appropriately handled by the Town Administrator.

Building Permit

1. Review the building permit, deed and covenants for Map 1 Lot 25. It is for a 36x48 1 story pole barn to replace the existing structure they currently have their farm animals in.

Dave M motions and Jon B seconds:

The PB recommended approval subject to covenants and road maintenance obligations. Approval should be withheld until fees are paid and the required notice of the limits of municipal responsibility and liability has been recorded in the county registry of deeds for the lot for which the building permit is sought. Unanimous vote.

Email/Letters/ InquiriesApplicant.

1. Ms Pelly wants to build a slab, take the wheels off the RV and build a closure around it. Alternatively, she will build a basement/foundation and build a tiny house

PB discusses

- The Towns zoning ordinance prohibits RVs as livable structures.
- The submission of a building permit and
- Life-Safety requirements

Deb will contact Ms Pelly to recommend alternatives and then direct her attention to filing a Building Permit with the Town Administrator.

2. Joseph Plouffe, **Map 5 Lot 32**, property on Goddard road Questions -

The PB discusses each question and approves the following response:

Question 1

Does it appear that this is a buildable lot?

Answer – The lot as represented on the tax map meets the two-acre requirement. However, other features of the property may preclude or determine if it is a buildable lot! You will need to contact the Town Administrator to determine if you are in the Flood Plain area and need to file a Flood Application. You must also comply with the state Shoreland Water Quality Protection Act Please contact the state DES.. The protections include all land within 250 feet of lakes and fourth order rivers and streams, which that section of the Cockermonth River is. Also see below -

Question 2

What are the property setbacks? Frontage (a minimum of 2 acres) and utility (25 feet setback) requirements must be achieved and complied with. Also there are radius requirements for well and septic placement on any property.

Question 3

I'm looking to bring underground power to site what permits does Groton require for power and or building/ inspections? Adherence to state building and electric codes and compliance with the requirements of the utility company. Please contact the public utility company.

Question 4

If I decide to build a shed for storage of tools and materials for my build does it need to go on a concrete slab? I want to keep it movable so that if it's in the way I can move it quickly. Not necessarily, but you cannot camp/sleep in it.

Question 5

I was told there is an existing perc test that was done on this property. Do I need another one if it's recorded with the registry of deed? Or do they expire? Yes you may also need to file with the state's Department of Environmental Protection.

3. Joe Bernitt, questions about future building plans, , I would like to establish a permaculture homestead with dwelling units for my family as well as create recreational opportunities for potential public access and enjoyment. We have enlisted the help of a systems design firm that specializes in nature based living (<https://www.wholesystemsdesign.com/about-us>) to create a rough potential schematic for our initial set of plans (attaching that schematic to this email).

* See PB File for questions and schematic

The PB reviews the Zoning and further discusses issues relating to farming and forestry and agritourism

While the Towns Zoning is clear, Deb suggests she will do additional research and where necessary, contact the PB Attorneys to further research the RSA's centered on farming and forestry. The PB agrees.

Announcements and Communications:

1. Laptop Policy

Jon B volunteered to help facilitate implementation after he inquires and receives clarity on several policy items.

Since Jon B was unable to discuss the Policy with Sara, the selectmen will be sent a letter.

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

The PB reviews and approves the drafts presented of the submission and meeting procedures, with the understanding that it may be modified by the PB Attorneys. The PB will review and approve the completed Procedures once all sections of the Boards Procedures are merged together.

There being no other business Deb motions and Dave M seconds to adjourn.

Adjournment 8:55 P.M.

Submitted by Planning Board