

## **Minutes for the Planning Board (PB) Meeting of 02-26-2025**

**Call To Order** \_\_\_\_\_ **P.M.**

**Roll Call:** Deb Johnson , Ray Blake , David Madden , Russ Carruth , Jon Beliveau , John Rescigno

**Alternate:** Eric Jones

**Listing of Residents & others speaking during meeting:** Kristina Salvail

### **Quorum**

If a quorum is lacking or there are absences at the meeting, the Chair will appoint an Alternate to sit as a voting member. A quorum consists of four (4) members

### **Minutes**

Deb moves to approve the January 2025 minutes as presented and Dave M seconded the motion.  
PB Vote – all approve

**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)

1) Kristina Salvail, Regarding property located at 864 NH Rt.118 in Groton. Kristina and her partner, Rob Hester want to build a new home with an ADU. She requested a preliminary conceptual consultation to discuss their proposed plan.

This is a non-binding preliminary meeting.

The PB reminds Kristina of the rules relating to ADU's

2) Joe Bernitt, Jewel Hill property

25-667-9812

Questions, , He wants to establish a permaculture homestead with dwelling units for family, an ADU and 8 or more units as recreational opportunities for potential public access and enjoyment. He has

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.

Questions about future building plans :

- discussed possible options for having alternate roads constructed off of sculptured rocks road
- if he built a (long) driveway would that land need to come out of current use
- What land must he take out of current use for a house and barn and cabins/yurts

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

### **Additional discussions included -**

- The Towns zoning ordinance which:
  - Limits RV use, they are not yearlong livable structures
  - Require 25 acres in District B

- prohibits camping, recreation facilities in District B
- Details ADU use

➤ **Site Review & Subdivision Regulations**

- The submission of a building permit
- Driveway Permit
- Municipal Release
- Life-Safety requirement – costs, rescue response time
- Fire - costs, response time

3) An application for Site Review will be submitted to the Planning Board (“Board”) and a Public Hearing scheduled during the Board’s meeting on March 26, 2025 at 7:00 PM

The applicant, Nicholas Wilson proposes to build a slaughter & meat processing home business on his lot at 19 MacDonald Lane, Map #2 Lot #75.

PB prepares Notice requirements

**Announcements and Communications:**

None

**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

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

Adjournment 8:30 P.M.

Submitted by Planning Board