

Minutes for 04-30-2025 Planning Board (PB) Meeting

Call To Order 7:00 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:

Cindy Carpenter, Town Administrator Sara Smith, Selectman Tony Albert

Quorum

If a quorum is lacking or absences exist, the PB Board Chair may appoint an Alternate to sit as a voting member. A quorum consists of four (4) members

Minutes

Deb makes a motion to waive the reading of the minutes and set-aside review following tonight's public business, time permitting. Dave Madden seconded the motion with unanimous agreement by the PB.

Deliberations - none

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 Application

Submitted by Victoria Chapman for a cabin on the Private Section of Bailey Hill Road, Map 1 Lot 21

Concern was mentioned that the applicant would not be constructing a septic system but instead using the bath in her brother's house.

Following review and comment, Deb motions and Dave Madden seconds that the PB recommends the local governing body (Select Board) vote to approve the issuance of the building permit. This recommendation is subject to the applicant's agreement to fulfill all covenants, road maintenance obligations, payment in full of fees to the Town and signing the required limits of municipal responsibility and liability. The Municipal Release must be recorded in the county registry of deeds before construction on the lot begins.

Request for Amendments to Town Zoning

Discussion of potential new amendments

- Dog/farm animals
- Living in RVs

1. Ruth Millett indicates –

She spoke with Cindy from Dept of Agriculture. She stated the state has a limit of 30 dogs and any dog that is sold needs a "Certificate of Transfer" from a NH Veterinarian. There should be no sale without this. All dogs should be licensed yearly with updated rabies Chief is speaking to the owner about the noise issue. We have two residences that have a multitude of dogs and we are making an effort to get this under control. There is a privacy issue so we will not be disclosing these individuals.

Following further discussion the PB decided this should not become a zoning issue.

2. Living in an RV

The Select board suggests that individuals who are building a house should be allowed to live in an RV for 180 days, possibly renewable if construction is not complete. To prompt discussion and responsible consideration, Deb contacted the PB Attorney and the NH Municipal Lawyers who provided a list of "must issues" that the PB should consider. That list included items relating to : the selectman's ability to enforce the zoning, rental of the unit, septic and handling of all waste, safety issues including heating and cooling, road maintenance pursuant to RSA 674:41 and Section 231:81-a, schooling and voting concerns expressed by other Towns, ETC.

Deb also brought up that if we were considering allowing people to live in an RV during construction of a house, we might want to consider allowing those individuals who own property, want to travel part of the year but return to Groton as their home the ability to do so.

Following discussion there was consensus to include no rentals of RVs, the requirement of a full Septic, use of a RV Permit, and part year living. The PB will continue to research, consider all relating issues, and move forward with a proposed zoning amendment.

Planning Board Work session – Zoning, 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 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 seconds to adjourn.

Adjournment 8:10 P.M.

Submitted by Planning Board