

TOWN OF GROTON  
WORK SESSION  
September 27, 2016

**In Attendance: Christina Goodwin, John Rescigno, Kyle Andrews and Sara Smith (Administrative Assistant)**

Christina called the meeting to order at 4:00pm, John 2<sup>nd</sup>, so voted.

***Coutu Property***

The Select Board travelled out to the Coutu property to see if they could inspect it and talk to Mr. Coutu about the concerns. Mr. Coutu was not there and the property was chained and posted with no trespassing signs. The Select Board did not access the property but did walk the road to see what they could see.

From where they were it appeared the property had been cleaned up since the last time the Select Board visited but it was hard to see everything from where we were. There were quite a few vehicles which were hard to tell if they were running or not, along with some heavy machinery and a lot of other debris. There was some empty oil cans, some barrels that the contents are unknown, there were a lot of animals (cow, pigs, dogs). It is hard to say what else is on the property and if it is a junkyard issue or a health issue or neither. The property next to it, owned by another family member, had a run down camper and a trailer.

The Select Board will meet with the Junkyard Dog on their concerns of this property. The Junkyard Dog in the past didn't think it was a junkyard issue because it was not seen from a public way. This is a class VI Road so the Select Board is not sure if this is a public way.

Sara will contact NHMA and see what is defined as a public way and if a Class VI Road is included. From there we will have to meet with the Junkyard Dog to see what his thoughts are on this property. After that, we may need to contact our lawyer and see about getting an administrative warrant to access the property to establish if it is a junkyard issue and to confirm if there are any health issues as well.

On our way to the property there were a few other areas of concern. There was a tree down on the power line and on part of the road near pole #37/150k. Sara will contact the NH Electric Co-op and let them know. Also, on map 1 Lot 27 there is a trailer that has been flattened. Christina thinks that there is something that states a decapitated building needs to be removed. They did this with Earl Fleming many years ago. Sara will look into this.

***Brock Lane***

The Select Board drove down Brock Lane. They noticed that 10 Brock Lane has done a lot of clean up but did notice that some is still needed. Sara will send them a letter thanking them for the clean up that has taken place and request that they continue their efforts in the rest of the property.

There was a concern about the building at the campground on Brock Lane so the Select Board drove out there. The Select Board could not view what was inside the building and decided to discuss this back at the office.

### ***Concerns on Buck N Horse campground-building an addition***

The Select Board located letters that they stated that Leone would need a Special Exception in 2008. However it is not known if this was ever done. We are not even sure if he would have to go to the Planning Board for this or the Zoning Board.

Sara will reach out to NHMA and see if they are aware of who they go to and will provide them with our zoning ordinance. Sara will also pull out the commercial property exception rules and see where we can go from here and if NHMA is okay with a special exception for expansion of use. Sara will call Dave and explain what is going on and what is needed. He has been approved for 18 tent sites, cabins were denied.

After we reach out to NHMA and to Dave Leone we will reach out to Ron Aguiar.

### ***37 Stage Coach Road***

Sara provided an update that she talked to DES and they referred her to the erosion control permitting section. They called and Sara gave them more information about where Stage Coach Road is located. They will be going out to look and will be getting back to us with their findings and let us know if they take it from there or what further steps we need to take on our end.

### ***Junkyard Dog***

Ken Knowlton can meet on October 11. We just need to let him know of the time. How long should we need? We only need 30 minutes so we will see if 530pm works for him. We will need to talk about the Coutu and Hansen property. Sara will get the regs to the Select Board before the next meeting.

### ***Glen Hansen***

The Board will drive by the property to see if they can see anything. The junkyard dog said that he is in compliance now. The Select Board thought that he was still in violation. The junkyard dog stated that if there is a fence up it would be okay and he would not have to apply for a junkyard license. The fence has not been finished yet. The Select Board will discuss this property as well when they meet with the Junkyard Dog.

### ***NH Division of Forest and Lands***

NH Division of Forest and Lands would like to hold a Public Meeting for hour meeting around 6:00pm or 7:00pm to discuss the Timber sale on Sculptured Rocks Road. They want to do this at the Town House and would like to know what night would work for the Select Board to attend and to be here so the building can be open. Sara will see if October 18<sup>th</sup> at 6:00pm will work for them. Sara will ask them for the information to post in house.

### ***Meeting with Deb Johnson***

#### ***Budget***

Deb drafted up the budget but has an issue with how presented. There are lines in the budget for postage and recording fees but it is outlined that the applicant pays all of the fees for the planning board costs for applications. This is not reflected. It was explained that it is a bottom line budget and we do not include the revenues in this. That is separate.

### *Application Process*

Deb said we also need something that alerts them that the applicant pays all of the fees. We need to make sure that the fees are being paid by the applicant. These fees currently are being paid to the Select Board office. When the fees are paid and the application is turned in the clock starts ticking. The fees and applications used to be turned in to the Planning Board but Slim never wanted to take money so he changed it that the fees are paid to Sara or Pam and he never tracked if they were being paid or not. Deb stated that Sara has been very good to email her when applications are dropped off so the clock can start but we need better ways to look at how letters go out, postings, etc. Sara mentioned it is almost like they need their own secretary or we need to sit down and outline better communication techniques. Deb said there are no guidelines for the Planning Board processes and there should be.

Deb was thinking that there should be a budget line to pay a stipend someone on the Planning Board to be a position as secretary to do the minutes, letters, postings, post office trips, etc. Christina thinks it could be for both zoning and planning. The Select Board stated that they think she should add this into the budget. In the meantime, the applications will come to Sara as they have been.

Sara will reach out to NHMA to see if there is any issue to paying a stipend for one planning board member as it is an elected position.

### *Masterplan*

Deb wants to get the maps for concurrence and planning issues; she wants to get these done to include the entire Town. Deb wants to know if we want to spend money in this year's budget or wait until next year's budget. It was her plan to finalize the master plan before 1/1/17. It is about \$2,000.00. The Select Board would like to see it come out of this year's budget.

### *Zoning Change- Accessory dwelling units*

Deb mentioned that there is a zoning change that will have to go on the warrant. Deb doesn't want to draft it, she would prefer it to go to the Town Attorney. She has talked to the Conservation Commission and Zoning and they agree that zoning should be done. This bill becomes effective in June. In June everyone can build an accessory structure- will have to amend the zoning ordinance. Christina explained that she is okay with the attorney writing it but the Planning Board should put the guidelines together for the attorney. There will also have to be public hearings. This will have to be voted on so you will really want to engage them and make them aware. Deb would like to send the cards out to let them know.

Deb wants to know if we don't do it this March, does the law prohibit it from being done next March? Christina thinks we need to check with NHMA to see when this has to be changed? Can this be done next March? We can review SBA 146. Sara will reach out to NHMA on this as well. Sara will email Cordell Johnston that is on the email that Deb sent.

Deb mentioned there are two structures on Blood Road that don't have legal septic structures. ZBA thinks it should be by special exception.

### *Recap*

- Deb will spend the money to do the maps; John mentioned that Deb should make sure the maps don't overlap what the maps are that the Conservation Commission is doing.
- Sara will let Deb know once she hears back from NHMA

- The Select Board agrees if we have the opportunity to wait then we shouldn't rush in; the Planning Board agrees

**Having no other business to conduct, Kyle motioned to adjourn at 7:00pm, John 2<sup>nd</sup>, so voted.**

Respectfully Submitted,

Sara Smith  
Administrative Assistant