

Town of Groton  
Select Board Work Session Minutes  
September 3, 2019

**In attendance: John Rescigno, Tony Albert, Ron Madan and Sara Smith (Administrative Assistant - AA)**

**John called the meeting to order at 5:03pm.**

***Quote for Transfer Station***

Dead River supplied a quote for \$2,150.00 to removed and dispose of old heater at the Transfer Station, install new heater that comes with a 10 year warranty, safety inspection after installation, work will be done to meet State and Local Codes and they will obtain any state and local permits that are needed for the job. Installation is warrantied for 1 year, parts and labor included. The Transfer Station only has \$290.51 left in their Transfer Station building repairs and maintenance budget due to the staining and the \$700.00 of repairs that was done to the old heater. Sara explained that the Town House has over \$2,000.00 that they haven't used so the Transfer Station could go over as long as the Town House stayed under to average it out. The Select Board agreed that they should get two more quotes first, maybe from Rhymes and maybe Pemi River. Sara will let Norm know.

***Building Permit Information from Deb and the Planning Board***

A few weeks ago, Sara gave the Select Board the email from Deb and the Planning Board that answered the Select Boards questions about the building permit changes. Sara asked if they all had the time to review them and if they agree that we should move forward with the new building permit. Here are the questions and the Planning Boards answers below:

- The Select Board thinks we should remove the accessory dwelling unit line from the form since we do not have any ordinance or anything on accessory dwelling units at this time. *AH, but we do – Groton has a zoning ordinance w/Flood Ordinance as part of the town's zoning and subdivision and site regulations! There are also State Laws that must be considered in any building situation, e.g., wetland requirements, the state's SWQPA., ETC. How can the selectman or PB (if asked by the selectman to assist) know if the Accessory Dwelling Unit meets the requirements of all town and state regulations if we don't require this line on the building permit? Just as importantly, there are requirements within the state RSA addressing Accessory Dwelling Units that are mandatory and must be met by an applicant.*

*It is important to leave the accessory dwelling line in. There are additional reasons (from the comment above) why the selectman should keep records of all accessory dwelling unit building permits and send a copy of those records to the planning board:*

1. *Separate conveyance (from the principal dwelling) of an Accessory Dwelling is prohibited, unless allowed by the Town which would now be in conflict with the Town's Subdivision Regulations.*
2. *The Accessory Dwelling Law (RSA 674:71 -73) allows these units only to the extent that it be constructed within or attached to a single-family dwelling (which is defined as the principal dwelling). While 674:73 says that a town may permit detached units, the town is not required to and the selectman would be in conflict with the Town's Subdivision and Site Regulations to do so. The Town's Subdivision and Site Review Regulations don't allow more than one separate*

*residence to be built on a lot. A dwelling unit within or detached would be in compliance with the subdivision and site regs., while a detached accessory unit would not.*

3. *Part II of the RSA indicates w/o a zoning ordinance speaking to the issue, one accessory dwelling unit is deemed a permitted accessory use (accessory means, to the principal house) – no other permits shall be required... only a building permit.*
4. *Part V says a permit to construct an accessory unit shall make adequate provision for water and sewage... and prior to constructing an accessory dwelling unit an application for approval for a sewage disposal system shall be submitted in accordance with RSA 485-A... There are other mandatory requirements that must be met as well – including other town regulations. These include our Flood Ordinance, Subdivision and Site Regulations, and as mentioned above, there are state laws as well.*

The Select Board agreed to leave this on the permit.

- *What is the benefit of having the intended occupancy on the form? Because if the Building Application is for an Accessory Dwelling Unit the town may require the owner of the principal dwelling demonstrate that either the principal or accessory dwelling is his/her principal place of residence. In addition, it is a way to determine if the dwelling is for residential or commercial use and if the applicant needs to go through Site Review.*

The Select Board agreed to remove this from the permit.

- *Why was the PUC approval removed from the heated or cooled section? We think it is beneficial to have that on there. Yes, my error.*

The Select Board agreed to add this back on the permit.

Sara will reach out to Deb to see if she wanted to make these changes or if she would like Sara to make them. The Select Board would like to have this ready for the next Select Board work session on September 17, 2019.

### ***Mike Ethier Update***

On August 13, 2019 Sara mailed Mike Ethier the letter explaining that all work needs to stop and included the flood plain permit application that he needs to fill out. Sara has not heard from him yet and isn't sure if any work has continued. Sara emailed attorney today to see what the next step should be. John will call Mike Ethier tomorrow.

### ***Dry Hydrant Update***

Tony, Bubba and Sara worked together on the wetlands permit by notification (PBN) for the dry hydrant near the cemetery. Sara mailed this in on August 28, 2019. Sara emailed the cemetery trustees to make them aware. Bubba was going to speak to the abutter and let her know the letter is coming. Bubba also talked to John Faucher to ask for a quote to cut the trees that are in the way. Once we hear back about the permit, we will be able to move forward.

### ***Voting Booths***

Ruth will work with Tony Tavares to order the voting booths.

### ***Budget Memos***

Sara explained that she sent out the memos for the budgets and warrant articles. She will look at scheduling the budget meetings starting in October.

## ***Army Corps of Engineers***

Sara sent another email to follow up on the letter that was sent July 24, 2019 and cc'd Senator Guida's office on it.

## ***Meeting with Bubba***

The Select Board met with Bubba to discuss the following:

- Bailey Hill Road has been ditched and six loads of material were put on the road to crown it. Bubba thanked Dave Leone for doing a great job on this road.
- Bubba called M.E. Latulippe to get status of when they are going to work on Sculptured Rocks Road to get it ready for paving. They should be out by next week.
- Bubba has a meeting with Bryant to go over paving and what we are looking for. If we do get the FEMA money soon, we should do the 2 inches now because we don't know what asphalt prices will be next year. Tony asked if they are doing the section near parking lot to dig it out and patch it up. Bubba said he isn't sure if we can do that this year but if we can work it out, we will.
- M.E. Latulippe will be doing Edgar Albert Road to get it back to pre-disaster conditions after they complete Sculptured Rocks Road.
- Bubba is going to sit with Sara to see if we can find some money to roll Bailey Hill Road.
- They have been working in the garage to get things back together again now that the sheetrock is up again. They are putting shelves up and would like to build another shelf.
- They are starting to get ready for winter. One of the plows on the Dodge has a bent board and bolts are ripping through it. They do have an older plow so they are going to try to blend the two together to make a good plow. Hydraulic tank is leaking on the Dodge but we do have a new tank.
- Charlie will be coming to look at all vehicles and do oil changes, etc.
- They have to go back to HP Fairfield's for the Dodge as they didn't do everything that the insurance stated to do.
- Bubba has started to reach out to John Deere on backhoe to get specs like Rumney has for the warrant article. It is looking at around \$120,000.00. He will get other quotes too. We do have some money in the Heavy Equipment CRF to put towards it so we can work this out when writing the warrant article. He would have loved to get a mini-excavator but we really need a new backhoe and the old backhoe can go to the Transfer Station so we would have a back up and then also we don't have to worry about the backhoe going up and down the hill.
- He is also putting a warrant article together for the Dodge. He is looking at what other Towns are going towards. He will get prices for all of them. The bigger truck can take a better beating but it isn't so big that it will not require a CDL to drive it. Tony said the frame is a lot stronger to avoid the breakage and it is a straight frame.
- Sara and Bubba mentioned that we are going to try to apply for the Hazard Mitigation Grant for the Bridge on Edgar Albert Road to upgrade this to a box culvert. Sara and Bubba are looking at if it is historical or not. They will be submitting a letter of intent this week.
- Sara and Bubba will be submitting a letter of intent for the building as well to try again and see if this is an option.
- The Hazard Mitigation Grant for the culverts should be finalized soon. The Select Board will be signing the grant agreement tonight and once we get the official approval, we can move forward but not until then. We do have to send it out for bid for engineer and then can go from there.
- Bubba will start looking into ordering sand for winter.
- Sara and Bubba will be working together this week and next week to submit the damage inventory for the July storm.
- Bubba talked to Mike Ethier and he will do some clearing of the land across from the Transfer Station so they can store the material for the winter.
- Bubba asked John Faucher for a quote for cutting the trees where the dry hydrant is going.

- Bubba said that the renter of Christina's moms house put in his own driveway and did this without a driveway permit. We will need to send him a letter. We will check with Christina to see if she has a permit. There are also three driveways there now.
- There is a Subaru on North Groton Road that has been there for weeks. We will send a letter explaining this needs to be moved.
- Sara will look at a letter for wood on side of road at 1054 North Groton Road.
- Tony asked if anything will be done on Province Road before winter. Bubba said it will depend on how much money we get and when it comes in. We will have to move money around.
- The pipe near Seven Kids Lane was not able to be shaken out so we had to put another smaller pipe in there for now.
- The land where Orange brook needs to be cleaned out is owned by the State of NH Fish and Game. They should clean out this river which is on their property or this is going to continue to be an issue.
- Sara and Bubba will reach out to Mike for the USDA grants this month. He told us to wait until September. There is an option for the truck. We will see if there are any options for the building.
- Sara and Bubba will follow up with Tom Parrot from Primex on the items damaged in the garage and the Police Cruiser check.

### ***Town Meeting***

Tony mentioned that for the Town Meeting we should have all of the money from grants, etc. that Sara and Bubba have gotten for the town.

**Having no other business to conduct, Ron motioned to adjourn at 6:52pm, John 2nd, so voted.**

Respectfully submitted,

Sara Smith  
Administrative Assistant