

JOINT MEETING with CITIZEN PLANNING COMMITTEE and CONSERVATION  
COMMISSION  
May 29, 2018 Minutes

Meeting Called to Order: 7:00 pm

CPC members Present: Pamela Hamel, Chair; Vickie Kimball, Bonnie Lane, Vice Chair; Tony Tavares, Steve Lindsey, Deborah Johnson, Planning Board Liaison  
CPC Planning Consultants Present: Steve Whitman & Liz Kelly  
Absent: CPC member - Bernard Dauphinais

Boards Represented:

Select Board- Kyle Andrews, John Rescigno and Sara Smith, Administrative Assistant  
Conservation Commission- Slim Spafford, Ruth Gaffey, Elizabeth Jaspersen, Gina Rescigno,  
ZBA- Carolyn Booth  
PB- Ray Blake, Dave Labar, John Rescigno, Deb Johnson

Town resident attendee: Ruth Millett, Ann Joyce and Sharon Nelson

The CPC waived the reading of the May 8 minutes. Following Committee review, the minutes were approved as amended, correcting the district designation from **Business/Commercial** to **Renewable Energy/Business**

The CPC Chair then welcomed the representatives from the Town Boards explaining that the CPC wanted their input and ongoing comments as planning continued. On the evenings agenda was the designation of districts.

Looking at the draft map prepared by Steve the committee confirmed the following districts:

- The central section of town has large, intact, undeveloped lots suitable for a **Forestry and Conservation District**. Permitted uses for this district will be - Forestry and Agricultural, large lot (75 acres) residential, and home occupations.

Similar areas (in terms of its characteristics) to this centrally located zone are the lots along the Alexandria border (southern part of town) and the area commonly referred to as Kimball Hill. These areas will also be included in the Forestry and Conservation District.

The committee decided that all area in permanent conservation (under easement) would be appropriately designated for use as only conservation and forestry, and easement allowed recreation. This designation would reinforce the language of the easements on properties of the Society for Protection of NH Forests and the State, as well as other easement conserved areas (e.g., for the Legacy and Green acres properties and other properties under easement).

Habitat, wildlife corridors and water resource protection were identified as being particularly important in these areas as well as encouraging and maintaining working forestlands.

- The north/south east corner of town that includes the Groton Wind Project properties was looked at as a **Renewable Energy and Business District**. Use could focus on renewable energy projects. Permitted uses would also include Forestry, Agriculture, Conservation and in some areas, large lot residential.

Proximity to state routes, existing energy development, and the fact that the area is adjacent to the commercially developed areas of Rumney and Plymouth are important considerations.

- The areas adjacent to all roads will be designated **Rural Residential**. Allowable uses include single family homes and those with accessory dwelling units, home occupations/businesses and agriculture.

With the aquifer/floodplain overlay districts that will complete district zoning.

Discussion involved several key points – See attached Notes

The Chair and committee set several dates for future meetings: June 11 and 25, July 9 and 23, Aug 6 and 20.

Meeting adjournment at 8:55 PM

Planning Board Meeting was adjourned at 9:05 PM

Submitted,  
Deborah Johnson

### **Groton Joint Board Meeting –Notes Zoning Discussion**

May 29, 2018

In attendance were representatives of the Board of Selectmen, Planning Board, Conservation Commission, Zoning Board, the Citizens Advisory Committee, and interested members of the public.

Feedback received from the participants included:

- Need to Check the Conservation Easements (especially the ones by Halls Brook Road) to see if they allow any uses or types of development that are in conflict with the proposed zoning.
- Concern over setbacks making everyone in non-compliance
- Percent of undeveloped but developable land in rural residential district?
- Look at average lot sizes in each district to help determine minimum lot size for residential use.
- Other water protection besides that for aquifer? Riparian Buffer Zones?
- There is a second aquifer near Sculptured Rocks Road near Beaver Pond Road – evidence of flooding in this area as well.
- Rural Res – Halls brook – No highway feel. Keep the same character.
- Concern over Energy/Business District in changing “feel”, appearance, etc. of town and damage to natural resources. (Pollution, surface runoff, etc.)
- Performance standards may need to be used as well.
- Are a few small businesses in town better than larger industrial plant?
- What are the possible development areas in the RE & B District?
- Maxim in the F&C District – would hate to see them fall under a hardship in the new zoning
- Grandfathering, setbacks, future building, etc. all need to be considered.
- Concern related to prohibiting business too much – increasing tax pressure on residents.
- Small business (such as a village store) may be an appropriate use, but does that lead to a Dollar Store, paved areas, etc? What business is best – cost of community services study!
- Some fears that zoning will be “opening the town to suburban development”
- Water is important to protect
- Residential and Conservation Subdivisions – be sure to subtract for steep slopes, wetlands, etc.
- Tighten up the allowable uses in the RE & B District.