

Groton Planning Board

25 May 2022

Members Present: Deb Johnson, David Madden, Ray Blake, Dave LaBar, Kristina Madden, John Rescigno, Russ Carruth

Absent: None

Other Attendees: None

Meeting Open: 7:03 PM

Approval of Minutes

Kristina motions to waive the reading of the minutes from last meeting, David Madden seconds this motion with all in favor. Deb motions to approve the minutes as presented, Kristina seconds this motion with all in favor.

Public Business

Tim and Monica Foy of 94 Kimball Road in Amesbury, MA submitted an amended building permit for a 20 by 20 sawmill shed on the property they purchased on Old Rumney Road. The property is located on Map 10, Lot 21 and consists of 37.3 acres. The board discusses the amended permit, and the fact that this shed would be defined as an accessory dwelling/structure.

After consideration and discussion among PB members, Deb makes a motion to recommend that the Select Board approve the permit under the following conditions: For the Foy's to receive a forestry/agriculture allowance to build an

accessory structure, the property will need to be subdivided by them into a 2 acre minimum lot for their future home. The rest of the property will consist of the remaining acreage that the sawmill shed will sit on and will remain under forestry/agricultural use. This subdivision will need to come before the Planning Board within six months of the approval of the sawmill building permit, although the Foys may ask the PB for an extension to filing the subdivision application. They may contact the PB board if any issues arise. Kristina seconds this motion with all in favor.

Katlin Sullivan Simula of 239 River Road is proposing running an Air B N B from her property with one camper to sleep 2 to 4 people. The property is located on Map 2, Lot 115-2, consisting of 7.39 acres. The board discussed whether this could be considered a home business. The trailer would need a proper septic system, permanent foundation, to go through site plan review, etc.. All of Groton's Zoning regulations in Article 5D. (page 8) would need to be met.

Kristina makes a motion to allow the Air B N B under a home business with the understanding that Mrs. Simula must meet all of the criteria of a home business before any construction, remodeling, renovations, or renting can begin, John seconds this motion with all in favor.

Communications

Deb will be meeting with the PB attorney for a conversation via Zoom on June 2nd, 2022 at 10 AM. All PB members are invited and encouraged to join, and/or to send her any questions in advance to ask the lawyers. The meeting can be attended from home or Deb can meet at the Town of Groton building so other members can join the Zoom call on the library computer.

Unfinished/Other Business None

Kristina makes a motion to close the meeting at 7:58 PM, John seconds this motion with all in favor.