

Minutes for the Planning Board (PB) Meeting of 07/31/2024

Call To Order 7:00 P.M.

Roll Call: Deb Johnson ✓ Ray Blake ✓ David Madden ✓ Jon Beliveau ✓ Dave LaBar ✓ John Rescigno absent Russ Carruth absent

Alternate: Eric Jones absent

Minutes

Deb moves to approve the 06-26-2024 minutes as presented and Dave LaBar seconded the motion.

PB Vote, 5 approved

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 Permit

1. 10 Brock Lane, for a 9x14 deck, which is actually replacing one that they tore down

Deb moved and Ray B seconded the following motion:

After review and comment, the planning board recommends that the local governing body (Select Board) vote to approve the issuance of the building permit, subject to any Deed or Road Covenants and all Road Maintenance obligations of the applicants. The applicants must sign the Municipal Release and record it prior to commencing construction.

Email/Letters/ Inquiries

1. Aaron Vrooman, Map 1 Lot 8. (905 NH 118) – Intends to build a home. He currently lives out of state, and asks to live in an RV while construction takes place.

He acknowledges Groton's Zoning Ordinance prohibits RVs unless there is a primary residence already on the property.

PB Chair responded: You are correct, the Groton's Zoning prohibits RV living or RV storage on vacant lots.

The Town of Groton is designated as a Single-Family Residential Town, with the exception of District C.

The Zoning does allow seasonal camps and tiny houses as long as a building permit has been issued, they are constructed according to the Zoning, and a proper septic system is installed. refer you to Article 5 E and F of Groton's zoning. I suggest that these may be your solution while you build your permanent house.

Please feel free to contact the PB for additional help.

I will be discussing your question and my answer at this weeks PB meeting, July 31. Please feel free to come to add further comment to our discussion.

Thank you
Deb Johnson
PB Chair

Mr. Vrooman responds -Thank you for the response. I currently live in Nevada, so I would not be able to build a camp or tiny house before starting on my main house. Is there a way I can call in to the meeting? I can not attend in person as I am 2800 miles away.

PB Chair responded -

Please provide me with additional information:

1. When do you intend to build your house (month and year) and how long will the construction of the house and septic system take?
2. Have you hired a contractor?
3. Do you have complete Plans, ready to submit for a Building Permit?
4. Have you selected a septic installer and do you have plans?

Please provide answers to the above.

Mr. Vrooman responds - I would be planning to start the process as soon as I know I have somewhere to live in the area. I have been trying to figure this part out for quite a long time as rentals in NH are very expensive.

I do have plans from 3 years ago but in the interest shortening build time I called around to some of the manufactured home dealers as I think that would be a quicker option, they said they are 8-12 weeks out on double-wides. It is my understanding that PUC approval isn't needed for these, just septic and building permit.

Last time I spoke to the gentleman who did the perc test for the septic implied it would only take a few weeks to get that taken care of. This could be done prior to my arrival as he knows the location already. So for timeframe I could theoretically start in August/September 2024.

I have no intention or desire to stay in an RV during the winter. If for some reason it couldn't be completed before winter I would leave and return next spring, unless I could find some short-term rental option that isn't cost-prohibitive.

I have also been thinking about what you said about building a camp or tiny house, I would be willing to do that but I still would need to be able to stay on my property temporarily while that is being built - but then I don't think an RV is allowed to be stored there after construction unless the tiny house/camp is considered a primary residence.

I do see that the Planning Board meets at 7pm, which is 4pm Pacific Time. Unfortunately, I will be working at that time so I will not be able to call in.

Thank you,
Aaron Vrooman

PB reviews and discusses the matter, commenting –

- Current Zoning prohibits living in an RV while building – this reflects several issues.
 1. Life safety concerns since RV's are not constructed for extended permanent living
 2. Environmental concerns relating to septic and grey water discharge which may impact the land, surface and sub-surface water and neighbor's property and wells.
 3. Loss of Taxes, RVs are not assessed in the same fashion as housing
 4. Districts A and B are zoned Single Family Living, only District C allows RV camping only.

PB discusses possible revision of zoning allowing for short-term use only while building a primary house.

2. Brandon Bilodeau, map 06 Lot 31-01, 238 N Groton RD, regarding the purchase of about 1.2 acres of property. This acreage is to the east of his and on the west of Circle Girl's property. It is mostly wooded swampy land. Mr. Bilodeau has agreed with Circle Program as to the rough area where the boundary is to be located. The question is do both properties need to be surveyed for a lot-line adjustment? What is the procedure?

PB discussion of how the RSA's view lot line adjustment and authorize PB involvement
Review of law and Groton's Subdivision Regulations.

Announcements and Communications:

1. Laptop Policy
Jon B volunteers to help facilitate implementation after he inquires and receives clarity on several items.
2. The Board receives and regrettably accepts Dave LaBars resignation from the **PBPlanning Board Work session** - Subdivision, Site Review Regulations and Procedures. Deb asks the PB members to review draft materials she will email and reminds them not to discuss these materials with one another until next PB meeting

There being no other business on the Agenda, Deb motions and Dave M seconds to adjourn.
Adjournment 8:45 P.M.

Minutes submitted by Planning Board