

Town of Groton – Zoning Board

April 1, 2020 Meeting Minutes

Members present: Barrie Sawyer, Pete Smith, Ann Joyce & Glen Hansen.

Absent Member: Gary Easson.

The first zoning board meeting of 2020 convening the meeting at 2:02 pm. We are short one member so we cannot vote, we do not have a quorum. Questions were raised regarding a quorum needs to be an odd number, therefore meeting minutes from Jan 14, 2019 cannot be approved. The board is currently in the process of trying to solicit alternate members to be added to the board.

We have an application before us from MIT Camelot Bunkhouse. This application has been submitted by Maclay Architects. The property is located at 1238 North Groton Road in Groton. The board will be requesting permission to walk the property when conditions allow entry onto the site.

We will backup & reread the zoning ordinance from January 14, 2019.

Glen read the current Zoning ordinance we are obligated to follow: **TOWN OF GROTON Zoning Ordinance**

1. The Town of Groton shall be designated a Rural Residential Development Town
2. The purpose of this Town shall be to provide rural and residential housing as well as agriculture and timber management
3. All residential uses and all uses accessory to residential uses shall be permitted. Additionally, all uses associated with home use, such as a home business, agriculture and the buildings and structures accessory to such uses shall be permitted.
4. All other uses, specifically commercial uses, industrial uses and primary uses of land which are primarily non-residential in nature shall require a special exception to be granted by the zoning board of adjustment. In order to grant a special exception, the board must find that:
 - a. The uses will not be detrimental to the character of the town;
 - b. The use will not be injurious, noxious or offensive to the town and no nuisance or unreasonable hazard will result;
 - c. The use will not be contrary to the public health, safety or welfare of the Town by reason of undue or adverse traffic impacts, will not cause undue risk to life or property, will not be unsanitary or unhealthful, and will not create other adverse conditions;
 - d. The specific site is appropriate for the use and the location and size of the use, the nature of the operations involved will be in harmony with the orderly development of the town, there exists adequate water, sewer or septic service to the site, and there exists access to the site and parking.

The board will review the remaining sections of the ordinance at a later date.

With that being said, I would request everyone to review the documents. Pete Smith will forward the emails containing all documents to Barrie Sawyer. Barrie Sawyer questioned, what “shall permit”

means. It was discussed that shall means it will be permitted if it meets all requirements. Glen stated he has been an alternate member of the zoning board at its inception. One point on the application states they want 50 beds but there is no onsite water or toilet. The applicant would install composting toilets. Questions raised about waste removal as dry wells are no longer accepted in New Hampshire. A public meeting would have to be held, notification of all abutters, posting a public meeting in the paper and to notify MIT of the date & time of the meeting. Questions were raised regarding running water & the fire suppression system. Glen spoke with the Rumney fire chief about the application for this requesting him to be present at the public hearing for his input on this application regarding fire & safety. Some concerns are the building as proposed would be farther in on the site, poor access onto the site, parking situation & there is a vernal stream on the site.

Plans show improved parking, the drawing shows sixteen beds not fifty. Under the building requirements for this type of structure life safety requirement for dormitory structures require a fire suppression system. This system needs to be able to be tripped from a main building & to be monitored from main building. Question were raised about adding composting toilets which would then require the discontinued use of existing outhouse per DES regulations. Question about a basement being added. How is the equipment needed to build this structure being brought onto the site? What kind of composting toilets? How are you going to be able to remove the liquids?

Question regarding the usage of the site, McClay Architects state it is used typically 5-8 times per month by 5-15 people with a typical limit of 50 people but on special events which is approximately once a year could be 65 people.

The zoning board follows the zoning ordinance specifically the rules outlined under Number 4, A – D. We will set up another meeting to approve meeting minutes once we know when the Covid-19 rules allow for more than 9 people at a meeting & to set the date for the public hearing for this application.

Meeting adjourned at 2:50 PM.