

Town of Groton - Zoning Board

August 10, 2020

Public Hearing commenced at 2:11 PM regarding Erik Ljunggren's application for a mechanics garage located at 434 North Groton Road, Map 6, Lot 15.

Members Present: Glen Hansen, Gary Easson, Ann Joyce, Barrie Sawyer & Pete Smith.

Audience: Applicant -Erik Ljunggren.

The article as it appeared in the Plymouth Record Enterprise on July 23,2020:

Zoning Board of Adjustment

Groton New Hampshire

Hearing Notice

Notice is hereby given that the Zoning Board of Adjustment will hold a Public Hearing on Monday August 10, 2020 at 2:00 PM on the Application submitted by Erik Ljunggren.

The Public Hearing will be held at the Groton Town House 754 N. Groton Rd Groton, NH.

The applicant Erik Ljunggren has requested a public hearing in accordance with RSA 676:7 & Section three of the Zoning Ordinance for a proposed Mechanics Business. The property is located at 434 N. Groton Rd, Tax Map 6, Lot 15.

Noted at this time a typographical error appeared in this print. Lot was recorded as Lot 1.5, instead of Lot 15. Correction ran in the July 30 edition.

This application was tabled at the June 24, 2020 Zoning Board meeting until all four abutting property owners had responded. The four abutting property owners, Paul Smalley, Peter Newton, William & Lydia Thompson & the Society for the Protection of NH Forests have signed letters stating that they are aware of Mr. Ljunggren's application to build a mechanics garage. No objections were raised by the public.

Glen Hansen motioned to end the Public Hearing, Ann Joyce second, so voted at 2:13PM.

The application for special exception from Erik Ljunggren, 434 N. Groton Rd Map6, Lot 15 as discussed on June 24,2020.

1. **Description of proposed use which requires a special exception as specified in the Town of Groton zoning ordinance.** Special exception due to mechanics business & the storage of vehicles & parts outside of proposed garage because of the vehicle service work. **No questions from zoning board.**
2. **Explain how the proposal meets the special exception criteria as set forth in the ordinance.** My mechanics business will be in compliance as set forth in the ordinance with no disruption to the town. Please see my answers below. **Question from the zoning board regarding why a special exception is needed because Groton allows home businesses. Home businesses are allowed in Groton, the key word is in the "home". This will be in a separate building, a garage which requires a special exception. This falls under the Zoning Ordinance # 6. "No person shall undertake any commercial use or construct or cause to be constructed any structure, within the town, except in compliance with this regulation. "**
3. **The use will not be detrimental to the character of the neighborhood.** The garage that the business will be ran out of will be well maintained and clean so no neighborhood damage. **No questions from zoning board.**
4. **The use will not be injurious, noxious, or offensive to the neighborhood and no nuisance or unreasonable hazard will result.** There will be no business activities that will be noxious to the neighborhood due to set business times. **There will be no ground contamination. There will be a waste oil recovery system. If there was a spill, it would become a DES issue. There will be no waste oil burner, Mr. Ljunggren has no interest in this. If there are violations to the special exception, the zoning board can revoke the special exception until the medium is met. We as members of the Zoning Board can attach a statement that additional conditions are met & forward to the planning board.**
5. **The use will not be contrary to the public health, safety, or welfare of the Town by reason of undue or adverse traffic impacts, undue risk to life or property, or unsanitary, or unhealthful, and will not create other adverse conditions.** All business will be conducted from the property. You will not create any nuisance at all, no backing out into public right of way. This is not legal. **No zoning board questions.**
6. **The specific site is appropriate for the use and the location and size of the use and the nature and intensity of the operation involved will be in harmony with the orderly development of the neighborhood. There exists adequate water, sewer, or septic service and adequate access to the site and parking.** The home adjacent to the garage meets all criteria ... water, septic and the garage can house two vehicles and the parking for four customers. **In the special exception, the water, sewer or septic services will be struck from the special exception because he has access to his house for water & septic services and no employees. Under the junkyard ordinance, you can not have more than two unregistered vehicles on the property. The zoning board will recommend that two vehicles can be inside the garage, two vehicles can be stored outside not including the three personal vehicles. Fencing would be an impediment and is not recommended. If the zoning board recommends two outside vehicles & you need to store additional vehicles you can reapply to the zoning board. The building would be sixteen feet from the house to the garage with a thirty foot set back from the road. The building will be built on an Alaskan slab with no frost walls, professionally built by building contractors.**

The stipulation for approval of the special exception are:

1. There will be a waste oil recovery system & oil will be disposed of in a proper manner.

2. Two vehicles will be allowed inside & two vehicles and/or medium sized equipment will be allowed outside the business. This would exclude the three personal vehicles that are associated with his home.

Glen Hansen motioned to approve the special exception for Erik Ljunggren, Gary Easson second so voted 2:22 PM. This will be forwarded to the planning board. The board advised Erik Ljunggren to bring all documentation with him to the planning board.

Meeting Minutes of June 24, 2020 were reviewed, motioned to accept by Glen Hansen, Barrie Sawyer second so voted.

Discussion of the MIT walk through meeting of July 21, 2020 with the select board, planning board & zoning board. A copy of page one of the work session select board meeting minutes summarizing the findings were reviewed by all board members.

The consensus of the board members raised these concerns. No on street parking allowed. Parking will need to be increased at street level & preferably with the additional on-site parking as shown on the second drawing. An access road will need to be constructed to allow construction material and equipment on site. Wetland permit is needed over the vernal stream to access the building site. Sanitation issues were raised. There is water service going into the building which was stated is currently not operational. There is also a dry well on site. Questions were raised regarding composting toilet & how they will be emptied? An access road into the site will be recommended to allow Fire & Ambulance entrance.

The next Zoning Board meeting will be a public hearing on the MIT application for a new 1200 square foot bunkhouse on September 14, 2020 at 2 PM. All abutters to the site will be notified.

Meeting Adjourned 2:56 PM.