

GROTON PLANNING BOARD  
September 27, 2010

Meeting convened at 7 pm with NLRA Watershed Association and Planning, Conservation and Select Boards from watershed towns.

Present from our board were Celine Richer, Deborah Johnson, Jenny Burnett, Chair Steve (Slim) Spafford and Selectboard liaison Miles Sinclair. Russ Carruth was absent. Also present from Groton were Selectwoman Christine McClay and 2 residents. Hebron was represented by 1 Selectman and 3 Planning Board members. From both Bridgewater and Bristol 2 Planning Board members were in attendance. Three Planning Board members and 1 Selectman came from Alexandria. Plymouth's new Planner attended as well.

Before reviewing the Watershed Masterplan's Vision Statement and Implementation Efforts suggested for Planning and Select Boards, Boyd Smith, Director of NLRA, introduced Steve Lander of NHDES, Dan Sundquist of SPNHF and Steve Whitman, Professional Planner with Jeff Taylor and Associates, Inc. Thanks to a Federal grant, Steve is available for two years' guidance to Watershed town planners. This first meeting is to gather common concerns that Steve may help us with.

Dan Sundquist, forest consultant and Sutton PLBD Chair, showed several examples of GIS maps with details of natural resources. Computerized, aerial, detailed maps can be made available to watershed towns. Highly erodible soil can be shown. Dan informed the group that in Sutton soil types are required to be shown on plans submitted to the Planning Board. The GIS maps can show wetlands, steep slopes by elevation, aquifers, riparian corridors and much more. Sets of these fabulous maps will be given to each town depending on each town's needs. It was pointed out that these maps would be especially effective at town meeting to help explain why a board is recommending a certain ordinance.

Steve Whitman then directed meeting attendees to move into groups by town to work on listing needs/concerns of town. In time, each town reported back to the whole group, with NLRA collecting said info, looking for concerns towns have in common. Several towns had questions about oversight of land use. A Bridgewater board member called for enforcement on failed septic systems. Groton's PLBD Chair spoke of local logging operation, near a brook, that failed to put up a silt fence. "Is DES responsive to this issue?" he asked. Steve L., representing DES said, "Yes" and went on to explain that the size of a land parcel determines whether state or local officials have oversight.

All towns seemed to express need for help in crafting ordinances. Steve W. will take the feedback from this meeting and decide what ordinances to model, within money and time constraints. An October meeting will be set up for the watershed towns' board members to meet again.

After a brief break the Groton Planning Board meeting was called to order at 8:44 pm.

Minutes of Sept. 15<sup>th</sup> were read by Chair. Spelling and punctuation errors were pointed out and Chair noted that first line on back (concerning Maxam) should read “They explained the facility would be used to store only detonators and explosives and. . . “ Minutes approved unanimously with corrections.

Under Old Business, Attorney Brian Ray, representing Sewall and Friend was not present.

#### New Business

Board reviewed Lot Line Adjustment application of Green Acre Woodlands/Campatelli, needed to accommodate the building of a shed on abutter’s property. All requirements had been met and no questions remained for the Board so Chair moved, Celine 2<sup>nd</sup> to hold hearing at next month’s meeting, Oct. 27<sup>th</sup>. All agreed.

Next on agenda, holidays being considered, Nov. 17<sup>th</sup> and Dec. 29<sup>th</sup> were agreed upon as next two meeting dates.

Miles explained that town attorney sees need for a joint meeting with Zoning, Planning and Select Boards re: responsibilities of each. Week of 10/11 is being looked at. We’ll await decision of attorney.

Chair announced info about Fall Planning and Zoning Conference. Cost and distance seemed to discourage all.

Chair and Celine reported going to a Planning workshop recently. Materials will be left in PLBD cupboard for members to borrow if interested.

Next, Celine moved, Deb 2<sup>nd</sup>, to expend \$20 for 2010-2011 NH Planning & Land Use Regulation Handbook. All approved.

Review of Ethier Subdivision application was next on agenda. Chair got town tax map to help explain why he advises that a Lot Line Adjustment Hearing must be held with abutters notified. Looking carefully at his map being submitted Mr. Ethier said that the drawing is incorrect in showing his right-of-way as property being taken from the abutters, Greenwood. The engineer of the applicant’s map labelled his right-of-way as “lot lines” Mr. Ethier will go back to the surveying engineer for map corrections. The Chair read through the list of requirements for subdivision and asked questions of Mr. Ethier. Board members had questions about changes to land use which might require Shoreline Protection Act adherence. Deb said that the Board needs to confirm that Mr. Ethier can have two pieces of one lot connected by a right-of-way. The part in the floodplain can’t be developed. Chair referred to Groton’s Floodplain Regulations that FEMA required. He urged board members to study these. A Hearing for Mr. Ethier’s Subdivision Application is scheduled for Oct. 27<sup>th</sup>.

Mr. Ethier then placed an Intent to Excavate before the Chairman. Chair explained that that is a form that the Selectboard must rule on. The Planning Board has no jurisdiction

concerning Intents to Excavate. Miles explained to Mr. Ethier what the town lawyer advised regarding the ZBA's action concerning his permit application to excavate.

Celine moved, Miles 2<sup>nd</sup> to adjourn at 10:20 pm. All agreed.

Sharon Nelson  
Clerk