

GROTON PLANNING BOARD  
May 30, 2012

Meeting convened at 7:05 pm.

Present: Russ Carruth, Miles Sinclair (Select Board liaison), Chair Steve (Slim) Spafford, Dave Labar, Jenny Burnett, Celine Richer, Sharon Nelson (Alternate and Clerk)  
Present also were Alan Barnard and Chuck Stata.  
Absent: Deb Johnson

Minutes of April 25, 2012 were read and approved.

First under Old Business was May/Cole Lot Line Adjustment, previously given conditional approval. Conditions of that have now been met. Walter May has signed document brought by Alan Barnard. Alan reminded us, with aid of plat, that this was case of one lot being divided into three parts, each of which would be merged into three separate, existing lots. Chair acknowledged that conditions have been met and moved to accept plans as submitted. Celine 2<sup>nd</sup>. All agreed. Alan said that he and lawyer involved in this Lot Line Adjustment would like to record plan (with deeds), instead of having town do the recording. Celine moved to allow applicant or his designee to file mylar and deeds; notification to be given us within 90 days. Jen 2<sup>nd</sup>. All were in favor.

We moved on to New Business with Mr. Barnard. He described a nonbinding informational plan for Stanley Jackson's property, the old Card place, on Sculptured Rocks Rd. There are three lots. Originally, the plan had been for one lot to have access to the Cockermonth River by means of an easement (path), 25' wide. Now, Alan wants a boundary line adjustment so the former easement will be a part of the lot across the street. He will work with the developer as to restrictions and other specific language. No objections were given by Board. Alan will be back with Lot Line Adjustment and Subdivision plans. Chair kept one copy of changed plan, marked by Alan. Miles questioned him about his reaction to our latest, revised Subdivision and Site Plan Regulations. Alan's opinion was that lot size and use is zoning. Chair informed us that LGC feels that our language added to Subdivision Regs regarding lot size ratio should have gone before town. For now, LGC advised, we can issue a waiver. When we bring the issue to town meeting, passage will give us enforcement. Motion made by Chair to consult our attorney regarding updates to Subdivision and Site Plan Review Regs, specifically lot size formula, signage and lighting. Jenny 2<sup>nd</sup>. All agreed.

Back to Old Business. Chair had signed the AT & T waiver, but all members needed to sign the Site Plan, which they proceeded to do.

Next piece of Old Business was Ethier Excavation. Town Counsel wrote in her reply to our letter that dated Google Earth maps (to show proof of illegal excavation) would be legal in court. She went on to write that an Administrative Inspection Warrant needs probable cause, which she believes we have, citing reports from three town residents. After discussion, Miles moved that we send a certified letter to Mr. Ethier, requesting

permission to inspect his gravel pit. Celine 2<sup>nd</sup>. All but Russ were in favor. He abstained.

Both Chuck and Celine were able to pull up current Google Earth maps. Celine and Jenny will look into finding old Google maps for comparison.

Via email, Deb Johnson volunteered to write up questions for updating our Masterplan. Some suggested wording for the Community Survey was submitted by Slim and Sherry. Members agreed to peruse and make additions and deletions. Chuck reminded us that neither businesses nor condominiums were mentioned in survey questions sent out for our previous Masterplan. He feels that we may need to ask residents' opinions about these now, since increased growth is forecast for Groton. Chuck believes there needs to be guidance from the Planning Board concerning multiple family dwellings and growth in general. Miles said the board should discuss how to compose our vision statement. "What is entailed?" he asked. Some feel that the updating of the Masterplan should be tackled by more than our board. Do we need a steering committee, perhaps? Chuck suggested a mid-July public informational meeting. Jenny suggested that meeting be entitled "Groton Wind and Our Future".

Jenny moved to adjourn at 9:55 pm. All agreed.

Sharon Nelson  
Clerk