

**Groton Planning Board**  
**August 27<sup>th</sup>, 2014 Minutes**

Present: Chairman Slim Spafford, Select Board Liaison Bob Ferriere, Jenny Burnett, Celine Richer, Russ Carruth, Dave Labar, and Alternates Sherry Nelson and Ray Blake.

Absent: Deb Johnson

The minutes of July 30<sup>th</sup> were read and, to the great surprise of the clerk, accepted as written.

At 7:15 the Hearing was reopened for Alan Barnard regarding Rockhaven LLC.

First Slim read aloud the letter that was sent by the Board to Mr. Barnard regarding which version of the Subdivision Regulations his proposal would be considered under.

Mr. Barnard passed out his client's preferred plan, which contains 4 lots and requires granting of a waiver of the lot length/width ratio under section 3.7 D. He also displayed an alternate plan containing 9 lots to help substantiate the request for the waiver and serve as the proposed plan if a waiver were to be denied. Mr. Barnard explained to the Board that there were four main points to support their preferred plan:

1. The existence of 12 lots close to the area in question having a ratio of greater than 4/1 (see Tax Map 1);
2. As only 4 lots are being requested that of 5 acres or more, there would be less impact than a complying alternative;
3. Their good faith effort in supplying the 9 lot option that meets the letter of the regulations, and
4. The fact that if these 4 lots were granted they could not be further subdivided under the current Town of Groton Subdivision Regulations.

At this point a letter to the Board by downhill abutter Diane Engel was read aloud by Slim, expressing disapproval of clear-cutting.

We examined the preferred plan and noted that there is a seasonal drainage near the frontage of each lot- these would need to be bridged or culverted with a permit from DES for the latter option. Lot 13-1 includes an apron for logging access and an existing culvert over which passes the haul road/driveway.

Jenny moved, Bob seconded that we consider the 4 lot plan and a waiver of the exact ratio, as the lot shapes were close to compliance and better fit Town goals than the 9 lot option. All were in favor.

Mr. Barnard pointed out that drainage turnouts on Bailey Hill Road are shown on the plan, but all driveway locations are not. Glen Hansen, Town Road Agent, will likely be contracted by Rockhaven LLC regarding drainage and driveway placement. The final copies of the plans will show driveway locations and reflect final monumentation.

Slim wrote out how we accepted the waiver with the understanding that consultation with a contractor for road drainage issues will take place. The Planning Board will keep a copy of the 4 lot plan and the 9 lot plan, as well as the signed waiver.

At 8:12 the Hearing was continued until September 24<sup>th</sup> for examination of the final plan and approval, and Mr. Barnard made his exit.

Next, to the dismay of the Board, Slim announced that he and Sherry will be unavailable next month, so someone else will have to chair the Hearing. There were crickets chirping for a while. Finally we allowed that Deb would be a good choice to stand in as chair, but since she wasn't here Jenny said she would do it if Deb can't.

Celine moved Dave seconded that we adjourn; all were in favor and meeting ended at 8:32.

Submitted by Jenny Burnett