

GROTON PLANNING BOARD

October 26, 2016

Meeting Called to Order: 7:00 pm

Present: Chair Deborah Johnson, Ray Blake, Glen Hansen, Dave LeBar, Elizabeth Jespersen, Kyle Andrews (Select Board Liaison)

Audience Members Present

Glen made a motion to waive the reading of minutes. Kyle 2nd. Passed Unanimously.

Public Hearing for the Savage Subdivision was opened at 7:03 pm.

Chester Savage presented the application to the board for his wife, Janet Savage. Property is held in her name only. Deb explained that the 17 abutters were properly notified by certified mail and notice of the public hearing was posted at the Town Hall and in local newspapers. This is for property located at Map 1 Lot 53.

All aspects of the application were reviewed. Mr. Savage gave a brief explanation to the audience as to what his plans are for the 7 lots. He also stated that he is submitting a *Declaration of Restrictive Covenants* as well as a *Driveway Storm Water Pollution Prevention Plan* along with the application. He presented the Board with updated maps which corrected driveway arrows. Mr. and Mrs. Locke, 1649 N Groton Rd, had questions as to where driveways would be located; how would the subdivision affect abutters; and would subsequent owners have to abide by the Covenants. Deb explained that the Covenants would not only be attached to the application but be recorded with the deed for each piece of property by Grafton County.

Barrie Sawyer, 250 Bailey Hill Rd, applauded Mr. Savage for the covenants. He suggested that to maintain the rural character of the neighborhood that he installs cutoff lighting. It was explained that there are restrictions already in place for subdivisions regarding lighting. He also asked if Glen was satisfied with the driveway/grading designs for the subdivision. Glen explained that he has extensively reviewed the plan and is satisfied with what has been supplied.

Mrs. Locke questioned setbacks for the properties. Deb stated that we may be bringing some sort of regulations at Town Meeting in March in order to begin creation of protections in order to maintain the rural character.

Deb then read a letter addressed to the board from Megan and Ralph Dudley, 2891 River Rd regarding their concerns over the subdivision.

Discussion then ensued regarding the covenants. Previously we had made suggestions to Mr. Savage's surveyor at an informational session at our last meeting but none of those suggestions appear in the proposed covenants. Mr. Savage stated that he was not advised of the Board's recommendations. Therefore our concerns were voiced again. Our first concern was with #3 as we would like it to say that a campers and motor homes are allowed on a 6 month basis per calendar year. He will speak with his attorney to craft suitable language. Secondly, Elizabeth suggested that #4 include a setback from the property line to keep animals away from neighboring properties. He agreed with the idea and again, will have hi attorney draft appropriate language.

Next we addressed the issue of driveways. Glen worked with Mr. Savage previously as to where the best placement would be to install the driveways. Glen answered many questions regarding runoff that could possibly be created by the driveways. Glen is comfortable with the plan that the water runoff would not be an issue. Mrs. Locke voiced her concerns about additional water as well since she already has problems with water

running under her house. She will have the issue looked at by her surveyor, Alan, in the near future. If he should there identify any issues pertaining to the culverts then she will contact Glen.

At this time the only thing holding up approval of the application are changes to the *Declaration of Covenants* as suggested by the board. Therefore, Elizabeth made a motion to continue the Public Hearing to our next meeting which was 2nd by Kyle. Passed Unanimously. It was agreed that the applicant can be absent; and if the covenants are amended to our satisfaction then we will approve the application. Mr. Savage will bring the Mylar copies listing the Covenant endorsements to the next meeting.

Public Hearing closed at 8:50 pm per motion made by Deb, 2nd by Ray. Passed Unanimously.

Motion made by Kyle to delay new business until our next meeting, 2nd by Glen. Passed Unanimously.

Motion made by Glen to table comments on the 2017 budget, 2nd by Ray. Passed Unanimously.

Scope of work for updating the Town of Groton Master plan mapping project was discussed. Dan Sundquist submitted a Memorandum of Understanding (contract) for review. After reviewing the contract it was decided that Deb will speak with Dan Sundquist to revise his proposal to eliminate #10, meeting to review the maps and to reduced #7 from 8 hrs to 4 hrs. Future changes to the maps would only need to be done if there were new Conservation Lands or if the Wildlife Action Plan was changed by the State. It was decided this contract will be paid for out of this year's budget.

Discussion with Kyle also addressed the issue as to who should sign the contract. Kyle will bring it to the Selectmen at their next meeting to ascertain who should sign the contract, the Planning Board or the Select Board or both.

Glen made a motion to accept the Scope of Work with the changes discussed to item #7 and #10. Ray 2nd. Passed Unanimously.

Next Ray made a motion to table the *Set Notice-Hearing Date and mailing to Groton property owners* to our next Planning Board meeting. Elizabeth 2nd. Passed Unanimously.

Work Session scheduled for November 16, 2016 at 6 pm to review and possibly approve the Savage Subdivision Covenants and to work on the Master Plan.

Having no other business to discuss Deb made a motion to adjourn at 9:09 pm. Glen 2nd. Passed Unanimously.

Respectfully submitted,
Elizabeth Jespersen