

28 July 2021

Groton Planning Board

Meeting Open: 6:59 PM

Members Present: Deb Johnson, David Madden, Kristina Madden, Ray Blake

Members Absent: John Rescigno, Russ Carruth, Dave LaBar

Applicants Present:

Members review June's minutes. Deb moves to approve the minutes as presented, Ray Blake seconds this motion, with all in favor.

1. Members review the submitted building permit application from Timothy Brown of Old Fields Road Map 6 Lot 63 - 4. Mr. Brown was not able to attend the PB meeting as he was working. The permit requests a 1 floor residential home with a full basement totaling 1440 square feet. The board reviews the 674:41 consultation materials, which include a copy of the deed, his energy code application, his DES approval for construction, the Declaration of Restrictive Covenants and Road Maintenance recorded at Book 4349, Page 695 and also Plan No. 1357, and a copy of his release from the municipality.

The points/possible issues discussed were the following:

- 1. Subject to right of way and utility easement
- 2. Subject to signatures on the Municipal Release ~~having been~~ properly witnessed and the Release recorded at the registry
- 3. Examination and confirmation by the Select Board that the current use lien of record noted at the Registry is satisfied as to this property (paid to the Town)
- 4. All restrictions and covenants of record in the Declaration of Restrictive Covenants and Road Maintenance recorded at Book 4349, Page 695 and also Plan 1357

Deb motions we recommend to the Select Board to issue the building application subject to those points being brought to Mr. Brown's attention, Kristina seconds that motion with all in favor.

The Select Board would like to meet with the Planning Board to go over the updated building permit and guidelines. Should the board be unable to send a quorum, Deborah Johnson motions to allow the Chair and other members able to attend the meeting to convey the comments and recommendations of the PB. Members. The Board members will review the permit/guidelines at home and send Deb their thoughts.

No further business to be discussed. Kristina makes a motion to close the meeting at 7:46 PM, David Madden seconds this motion with all in favor.

Submitted

Kristina Madden