

GROTON PLANNING BOARD
July 29, 2009

Meeting convened at 7:10 pm.

Present: Deb Johnson, Chairman Steve (Slim) Spafford, Celine Richer, Russ Carruth, Kyle Andrews, Selectmen liaison

Absent: Jenny Burnett, Steve Lindsey

Minutes of June meeting read and accepted as corrected, with Deb abstaining. After the words "Developers can make a new road off a town road" add "or a state road".

Next month Deb will bring the statute which says Planning Boards cannot authorize subdivisions off private roads.

John Faucher came before the board for a lot merger, but the lot he wants to merge with his lot still belongs to Mrs. Campbell. The board advised that Mrs. Campbell first needs to subdivide her property in order for John to acquire a lot to merge with his original lot.

Deb Johnson stated that she needs more time to research Road Classifications and definition of home-based business.

Victoria Mountain Way aka/Fletcher Mine Road tabled for more information.

Chair informed board of request for information from Title Co. in Arpino Subdivision. Available info has been forwarded.

Subdivision Regulations were discussed for both clarity of language and possible omission of important words or phrases. Board members voted in favor of these changes:

Under Definitions:

 Include "Manufactured Housing Park : as defined in Title XVII, chapt.205A"

 Include "Roadway: Road construction between the shoulder breaks"

 Change in definition of Subdivision – substitute "dwellings" for "manufactured houses"

 Definition of Wetland will be given more research by Deb Johnson

Under Guidelines:

 Change 3.1b to "The subdivider will give due regard or, where mandated by law, preserve and protect existing features."

 Create 3.1f – "The Planning Board may, after adequate investigation, withhold approval of a lot where there is a question of suitability of said lot for its intended use."

Under Procedures and Requirements:

 To 4.2a, after "Conformance with the Master Plan and the Subdivision

Regulations” add “and Site Plan Review Regulations.”

In 4.7d, change last sentence to read “The cost of inspections during and after construction shall be the responsibility of the subdivider.”

Change 4.8a to read “Approval of the subdivision shall be signed by all board members present.”

To 5.1c, add the following paragraph:

“Final site plan approval for industrial development which is of such nature of character as to require state or federal permits for pre-treatment and discharge or subsurface disposal shall not be granted until all such permits are secured. The conditions upon which such permits are issued shall comply with state and local regulations and be made part of the record before the Planning Board.”

Under Road Construction:

Change last phrase of 6.1g to read “except where geographic constraints require an alternative design.”

In 6.2a, omit “general development”

Under Administration:

Add a 7.9 to read “Any reference to state regulations or statutes includes their amendments or revisions.”

More possible changes may be discussed at next month’s meeting.

Celine and Deb agreed to work on re-formatting the Subdivision Regulations.

Under new business the Chair urged board members to attend the August 3rd meeting of the ZBA. Special exception hearings will be held for Groton Wind LLC and New-found Marina. Also, Groton Wind LLC will make a presentation to the Selectmen on August 4th.

Adjournment was agreed to at 9:25 pm.

Sharon Nelson
Clerk