

## **Groton Planning Board October 28 2009**

Meeting convened at 7:03 pm.

Present: Deb Johnson, Jen Burnett, Chair Slim Spafford, Steve Lindsey, Kyle Andrews –  
Selectboard Liaison.

Absent: Celine Richer, Russ Carruth

Minutes of September 30<sup>th</sup> meeting read and accepted.

Board members agreed to move new business ahead of old business.

Dave and Shirley Leone asked for a letter from the Planning Board stating the status of the road they live on, Brock Lane. Court cases with neighbor have involved frontage only. Dave's research shows that approved Subdivision plans on Brock Lane as well as deeds for properties along said road show properties going only to edge, not middle, of road.. According to Leone, "No one owns the road. No one has paid taxes on the road for 20 years". He is not asking for the town to take over the road. He simply wants a written response as to its status. Deb Johnson moved to take issue under advisement and research public records before deciding what to do. Jen 2<sup>nd</sup> the motion. Kyle, Jen and Deb voted for the motion. Chair abstained. Steve voted against motion. Chair agreed to do research and report back at next meeting.

Next new business – Roberti's Site Plan Review preliminary hearing.

Chair described paperwork submitted: Notarized appointment of William Roberti with limited power of attorney by land owners Sewell and Friend; proof of abutter notification; description of site; ZBA decision. Board studied plans brought by Mr. Roberti. Chair compared Floodplain map with Roberti's map. Board told Mr. Roberti that whole property (of Sewell and Friend) needs to be surveyed, showing wetlands and that a wetlands permit is needed from the state. Deb feels that the culvert bridge should be carefully looked at, since waste removal vehicles may be traveling over that. After Mr. Roberti left, board members pointed out deficiencies in his application and a letter was written to Mr. Sewell with a copy to Roberti. They will need to re-apply for Site Plan-Review.

### **Old Business**

#### **Review Subdivision Regulations**

Deb submitted a definition for Home-Based Business. Steve moved to accept this for addition to Groton's Subdivision Regulations. The board accepted.

Board also accepted a language clarification from Deb.

Pam Hamel, Town Administrative Assistant, asked to speak regarding possible changes to Subdivision Regulations for maintaining town's rural character.

Board agreed to consider Pam's suggestions and review Subdivision Regulations for consideration at next month's meeting.

Road Classifications – Deb needs more time for research

Deb, Celine and Slim recently attended a Planning and Zoning Conference. Their report of what learned there was pushed to next month, due to the late hour.

Meetings for the next two months were scheduled – Nov. 16<sup>th</sup>, a Monday and Dec. 16<sup>th</sup>, a Wednesday.

All accepted motion to adjourn at 10:05 pm.

Sharon Nelson  
Clerk