

GROTON PLANNING BOARD

July 28, 2010

Present: Russ Carruth, Selectboard Liaison Miles Sinclair, Chair Slim Spafford, Jenny Burnett, Deborah Johnson, Steve Lindsey

Absent: Celine Richer

Meeting convened at 7:07 pm.

Minutes of June 30 read and accepted unanimously.

New business was moved to first. Chair informed board that Timbervest has an advertised land sale on Province Rd. On the website, timbervest.com, the company states that a representative will come before the Planning Board for Subdivision approval only if enough interest is shown in purchasing lots.

Under Old Business the Chair reminded board members that after their completion of Excavation Regulations at June's meeting, he had sent them to Mary Pinkham-Langer to have her make sure the language was legally written and the regulations were complete. In her reply to the board she made some suggestions for additions which the board liked. The Chair will ask for Mary's help with the language. Deb asked the Chair to also ask Mary if there is any language that protects surface water. In her letter, Mary noted that the Excavation Regs made no mention of a Permit Fee. After some discussion of p.8, section D. Fees of the proposed Regs, the board agreed to charge a permit fee. Deb moved, Steve 2nd to adopt Miles' language "A permit fee of \$50 shall be paid upon the issuance of a permit, to defray the costs of permit compliance". All agreed. This will become #2 of section D and the present #2 will become #3, with #3 going to #4. Also, a Permit Fee of \$50 will be added as e. to the Fee Schedule on the application for Earth Excavation.

Last topic of Old Business was Subdivision Regulations. Deb reminded fellow board members that all changes suggested had been written in the draft. Jenny would like to see electronic copies of these proposed Regs and any document in draft form sent to board members. Clerk will convey this wish to Celine when she returns home in a week. Her computer holds the draft of the Subdivision Regs. Deb asked if anyone went to the July 7th meeting of the Newfound Watershed Master Plan and found out if grant money had been approved for Steve Whitman to aid local Planning Boards. Miles, Celine and clerk had attended and we let Deb know that yes, grant money came through. A Fall Workshop is planned. Steve and Boyd said that Planning Boards that want help MUST attend the workshop and let Steve know what regulatory changes are being considered. Steve also urged board members to look through "Every Acre Counts" for topics not yet discussed. Clerk will get more details about proposed workshop. Deb said she is not interested in endorsing Newfound Watershed Masterplan as a whole, but is concerned about steep slopes, riparian buffers around surface waters, lot size change in certain parts of town, perhaps cluster development. If the Real Estate Market were to rebound in

Groton she wants to be prepared for greater development. Jenny said she is open to discussing subdivision options. Miles, too, is open to considering options but cautioned board that zoning ideas need to move slowly for public acceptance. Chair added that he sees Planning Board as having been reactive and he'd like it to be proactive. Continued consideration of Subdivision Regulations will take place next meeting.

Miles reported that Selectboard has determined that six class VI roads exist in Groton.

All agreed to a motion to adjourn at 8:30pm.

Sharon Nelson
Clerk