

GROTON PLANNING BOARD  
October 27, 2010

Meeting called to order at 7:10 pm.

Present from our board were Jenny Burnett, Deborah Johnson, Celine Richer, Chair Steve (Slim) Spafford, Russ Carruth and Select Board liaison Miles Sinclair. Also present were Tom Hahn, Mike Ethier, Jim Bolduc, Carole Bont and the Greenwood family.

Minutes of September 27<sup>th</sup> were read. Steve Lander was corrected to Landry. Miles moved, Celine 2<sup>nd</sup> to approve minutes as corrected. Russ abstained as he had been absent. All others voted to accept minutes.

Secretary Sharon Nelson was nominated to fill an alternate member term on the board. Russ abstained. Remaining board members voted in affirmative.

Public Hearing began for Proposed Lot Line Adjustment for Green Acre Woodlands/Campatelli. Tom Hahn, representing GA Woodlands explained that neither parcel will change in acreage. Boundaries would be adjusted to accommodate cabin and shed now on GA's land. There is no septic. Deeds will be exchanged between both parties. Chair reviewed list of requirements for Lot Line Adjustment and saw that those had been met. Proof of tax payment is no longer required. Deb moved, Jenny 2<sup>nd</sup> to approve this Lot Line Adjustment. All agreed and signed plats.

Next Public Hearing began for Proposed Lot Line Adjustment for Green Acre Woodlands/Coursey. "Just a few adjustments were needed", Mr. Hahn informed us. Acreage will be subtracted from GA Woodlands since some parking lots of GAW have been utilized by Courseys. Celine moved, Deb 2<sup>nd</sup> to accept Lot Line Adjustment. All approved and signed plats.

Next Public Hearing began for Mike Ethier's Proposed Subdivision. Jim Bolduc of Lepene Engineering introduced himself as the maker of the drawings for Mike and began by saying that he understood that at September's meeting, when the Board reviewed Mr. Ethier's Subdivision application, questions arose about the status of Ethier's right-of-way through Greenwood property. One option for Mr. Ethier, according to Mr. Bolduc, would be to leave the right-of-way and two separate lots, but Miles found in the Subdivision Regs that two contiguous lots are required. Mr. Bolduc had drawings for that option. Chair determined that requirements for Minor Subdivision (2 lots or less) had been met, except #8, submission of copy of approved septic system. Mike explained that he hadn't thought that necessary since he was not planning a new septic system. Already in place with the completed building on his property was a septic system. Mr. Bolduc asked the board to please accept Mike's subdivision plan conditionally. Deb felt that the board could do that. Chair read new changes in laws pertaining to completeness of subdivision applications. An application cannot be denied if missing a permit from another governmental agency. Compliance can be met at a later meeting. Chair explained that tonight's hearing can continue to next month's meeting, without abutters

being re-notified. Hearing was then opened for public input. The Greenwoods said they were OK with Ethier's plan as long as it doesn't negatively impact their property rights. Miles moved that the five waivers submitted by applicant be accepted for reasons given by applicant, provided there is no change of use. This was 2<sup>nd</sup> by Chair and voted in favor by all. Waivers are as listed:

1. Waiver for test pits as Lots 47 and 51 are Lots of Record and the proposed lot already has an existing septic system approved by the New Hampshire Department of Environmental Services.
2. Waiver for a delineation of the jurisdictional wetlands of the Cockermonth River as the wetlands are generally accepted as the top of bank and there is no proposed wetlands impact.
3. Waiver from topo of both of the parent lots (47 & 51) as they are existing Lots of Record.
4. Waiver from a new boundary survey of parent lot 47 as it is part of an approved recorded subdivision.
5. Waiver from a new driveway permit as there is an existing driveway for the existing structure at 110 Sculptured Rocks Road.

Chair noted that Mike's plat shows a 90' road frontage. Subdivision regulations call for 150' road frontage. Mr. Bolduc submitted a request for additional waiver for 90' road frontage. Deb doesn't believe a waiver is required. She would instead consider it grandfathered. Miles moved that a waiver be given for 90' road frontage since Ethier's previous subdivision predated Groton's adoption of Subdivision Regulations, Celine 2<sup>nd</sup>, Russ was opposed. Deb abstained. Remaining five board members approved. Chair moved to approve plan, subject to complying with #8 on list of minimum regulations for proposed subdivision, Celine 2<sup>nd</sup>, all approved. Chair moved, Celine 2<sup>nd</sup> to continue Public Hearing at next meeting on Nov. 17<sup>th</sup> at 7 p.m. All in agreement. Public Hearing closed at 9:40 p.m.

Carole Bont of No. Country Council brought information about wind energy, materials we missed receiving at No. Country Council's wind energy meeting. We hadn't been able to attend due to fact that our own board meeting was scheduled for same time. She informed us that our board is not limited to dealing with only certain style/size turbines. Carole left samples of model ordinances for small wind farms. She let us know that there is money available to do energy audits of town buildings. We, however, would have to find our own sources of funds to make energy improvements. A grant allows North Country Council to provide our board up to 40 hours of service. We must look at their checklist of services and get back to No. CC ASAP! Carole noted that our Subdivision Regulations have good language for giving waivers but nothing is mentioned about grandfathering. Some towns are specific, some more general. Perhaps, Carole suggested, we could use NCC to help us with wording.

Chair reported on Steep Slope Presentation by Steve Whitman in Bridgewater. Deb, Celine, Chair and Sharon attended. Out of that meeting came a request from Steve's employer Jeff Taylor Associates, for Planning Boards to sign a letter of commitment. We appreciate the assistance we are receiving thanks to the NLRA grant. Dan Sundquist,

SPNHF, has agreed to bring elevation and soil type maps to our Nov. meeting and Steve plans to assist us at our Dec. meeting. Celine moved, 2<sup>nd</sup> by Deb to have Chair sign letter of commitment to Jeff Taylor Associates. All agreed.

Attorney Ray wrote that his clients Sewell and Friend want the Board to know that all boats, trucks and other materials on their property will be removed by end of Jan. No mention was made of the building already erected there.

Under new business the Chair informed us of a possible Lot Merger which may be brought before us by Victoria Collins.

Motion to adjourn was unanimously accepted at 10:30 p.m.  
Sharon Nelson, Clerk