

GROTON PLANNING BOARD

Dec. 29, 2010

Present: Celine Richer, Deb Johnson, Miles Sinclair- Selectboard liaison, Steve (Slim) Spafford- Chairman, Sharon Nelson- Alternate, Russ Carruth, Jenny Burnett, Steve Whitman- Consultant

Public: Paul Smalley, Steve Lindsey

Meeting called to order at 6:36 pm.

Minutes of Nov.17<sup>th</sup> read and approved unanimously.

Chair read draft of Planning Board's report for the town's Annual Report. Some changes were agreed to after discussion. Chair will submit board's report to town's Administrative Assistant on Jan. 3<sup>rd</sup> when office reopens.

Next on agenda was Victoria Collin's Lot Merger plan. Victoria had notified our board that she would be unable to attend this meeting. Steve Lindsey had come to this meeting to voice his opinion about this Lot Merger. He wants to see written in Victoria's plan that all property owners of previous subdivisions that abut Fletcher Mine Rd will continue to have access to said road. Chair will call LGC to find out what authority we have in this matter.

Next item on agenda was Hog Hill Rd. lots, concerning ability to build. Chair will call LGC for opinion.

We then began our discussion of Steep Slope Protection, with the help of Steve Whitman of Taylor Associates, available as a consultant thanks to a grant awarded Newfound Lake Region Association. He said some towns define Steep Slopes as areas with slope greater than 15%, while other towns go with greater than 20%. Steve emphasized that property owners must use caution when planning to build on a critical slope. The board could ensure caution by adding requirements to site plan review and/or subdivision regulations, which could cover soil study, driveway construction, size of site disturbance, etc. Our desired end result is reduction in damage to streams, preservation of natural topography and drainage patterns and protection of wildlife habitats. Steve gave the board a set of maps done by Dan Sundquist, funded by the same grant providing Steve's consulting services. These delineate Groton's elevation (steep slopes) as well as locations of highly erodible soil. Mr. Whitman agreed to send us new soil tables as well as details of information which could possibly be added to our subdivision and/or site plan regulations.

A motion to adjourn was unanimously accepted at 8:50 pm.

Sharon Nelson  
Clerk