

GROTON PLANNING BOARD
January 26, 2011

Meeting called to order at 7:04 pm.

Present: Celine Richer, Russ Carruth, Chairman Slim Spafford, Jenny Burnett, Sharon Nelson

Public present: Alan Barnard, Victoria Collins

Board members absent: Miles Sinclair (at Selectboard work session), Deb Johnson

Minutes of Dec. 29, 2010 read and approved with a spelling correction.

First under New Business was Alan Barnard's Preliminary Consultation on three lot subdivision of Vintage Lands LLC, Stanley Jackson. All three lots have setbacks from Sculptured Rocks Rd. on one side and Cockermouth River on other side. The developer must abide by Shore Line Protection Act. Lot one has an approved septic design for the eight bedroom house there now. House will be renovated as a duplex. Two Vintage Lands lots on opposite side of Sculptured Rocks Rd. will have access to Cockermouth River via easement between lots 1 and 2. Before returning for hearing on this subdivision, Mr. Barnard will draw 2' contour lines, driveways (after consultation with Road Agent Hansen) and locate wet areas.

Next item under New Business was Victoria Collins' Lot Merger. Chair spread out copy of tax map so members could see the three lots which Ms. Collins plans to merge. Chair read down list of requirements for applying for a lot merger. All had been met by Ms. Collins, except for fact that all three deeds did not show same ownership. Two of the deeds had names of both Mr. and Mrs. Collins as owners. Third deed showed name of only Mrs. Collins. Law requires that lots to be merged must have same ownership, so Ms. Collins will add her husband's name to third deed, send registered copy to Planning Board and return to next month's meeting for Lot Merger approval.

Under Old Business, members worked on subdivision regulations for building on steep slopes. Abiding by these regulations would reduce erosion and preserve natural topography. Discussion will continue next meeting.

Motion to adjourn was accepted unanimously at 9:40 p.m.

Sharon Nelson
Clerk