

GROTON PLANNING BOARD  
March 28, 2012

Present: Miles Sinclair (Selectboard liaison), Jenny Burnett, Dave Labar, Russ Carruth, Steve (Slim) Spafford, Deb Johnson, Sherry Nelson (Alternate & Clerk)

Absent: Celine Richer

Meeting convened at 7:12 pm.

First order of business was to appoint a chairperson. Deb nominated Slim as Chair. Russ 2<sup>nd</sup>. All agreed.

Minutes of Feb.29<sup>th</sup> meeting were read. Miles stated that since, in the last paragraph, the clerk wrote that he questioned the definition of “permanent” and she further wrote that “discussion clarified the definition”, he felt that it would behoove the board to include the definition. He asked if the clerk had specifics in her notes of the meeting. Russ said that he remembered us giving examples of materials we deemed “permanent”. At Deb’s suggestion Miles checked the dictionary’s definition. Board approved minutes as written with understanding that clerk will check her notes and report next meeting.

We had no Old Business.

First under New Business was Joe Koslow to speak about Growth Management. He was not present.

Next, Chair spoke of his belief that our Master Plan needed to be updated, as it was completed in 2007. Russ didn’t think it was necessary to redo that now. Chair agreed to inquire as to when a town is obligated to update the Master Plan. He explained how the starting point for the board in 2007 had been to write, and mail to land owners, questions asking citizens’ desires for the town’s future. Deb spoke of the survey distributed by Newfound Lake Region Association some three or four years ago, wondering if results of those completed by Groton residents could be helpful to us. She also reminded us that Groton has no regulations for the building of private homes and outbuildings. Survey questions could show us if the majority of landowners want to continue with the status quo or add, subtract or change regulations. Jenny agreed with Deb that top quality questions contribute the best information. A couple of examples were given:

How do you feel about building setbacks?

Are you in favor of zoning part of town as commercial?

Deb will contact Steve Whitman for help in drafting questions that will elicit more information from landowners in order to guide us in our future actions.

Chair announced that completed application for Site Plan Review has been received from AT&T. A hearing on same is scheduled for April 25<sup>th</sup>. Chair plans to attend ZBA meeting on April 2<sup>nd</sup>, where AT&T is seeking a Special Exception.

Chair reported that he hadn't sought advice from Town Counsel regarding errant excavators in hopes that Wetlands Board would provide assistance. If he finds that hope to have been in vain, he'll contact Town Counsel.

LGC sent list of upcoming workshops, giving guidance to new town officials.

Meeting adjourned, with unanimous approval, at 8:39 pm.

Sharon Nelson

Clerk