

GROTON PLANNING BOARD
March 30, 2011

Present: Jenny Burnett, Deb Johnson, Celine Richer, Steve "Slim" Spafford (Chairman), Russ Carruth, Miles Sinclair (Select Board liaison), Sharon Nelson – alternate

Public present: Sandra Hutchins

Minutes of Feb. 23rd read and approved after clarification by Deb as to reasons why Board sought legal counsel regarding Victoria Collins' Lot Merger. Miles abstained due to need to leave Feb. meeting early.

Slim was nominated as Chairman, with unanimous approval. Celine and Deb agreed to be co-chairs for the next two months, with Jenny agreeing to be Clerk.

Mrs. Sandra Hutchins was present to voice concern about Stanley Jackson's planned subdivision, abutting her land. For years water has flowed across the street in front of her house. The source of that water is on land Jackson bought to subdivide. Culverts and ditches have not seemed to solve the problem. The slant of the road doesn't help either. She would like to see the water problem solved before the subdivision proceeds. Mrs. Hutchins does not want to see driveways put in which would carry water down to the road continually. Deb believes that if plans for development of property create problems for neighbors, the Planning Board has a responsibility to withhold approval of this subdivision until engineering plans are properly done. Slim asked Mrs. Hutchins, "Is it your wish that when Alan Barnard comes in with plat to ask for approval of subdivision, the Planning Board should make sure that he understands the water problem?" "Yes," Mrs. Hutchins replied. Deb assured Mrs. Hutchins that as the process of development continues, the Planning Board should make sure nothing is done to worsen the water problem. Miles added that the Hutchins had recently come to a Select Board meeting where Road Agent Glen Hanson was asked if he could correct the problem. Glen said he thought he could. Deb and Miles agreed that Glen be consulted as development moves forward.

Town's legal counsel has told Chairman that the Planning Board has no reason to say "No" to Victoria Collins' Lot Merger. All but Russ signed the Lot Merger. He had abstained from voting on the Merger's approval at last month's meeting.

Next on agenda was the Sewall property. After some discussion, Celine made a motion to have Chair write to the property owners stating "Per correspondence of Oct 18, 2010, you had promised to remove boats, trailers and tractors. Please advise us of the status." Russ amended the motion to add "In the Planning Board's opinion no site plan review is required for the wind-down on this project". Deb voted no on the amended motion. All other board members voted to approve.

Chair read correspondence from Boyd Smith, including notification of a work session on Steep Slope regulations, scheduled for May 19th. Celine took the information with hopes of attending.

We then continued working on revisions of Subdivision Regulations, trying to include Steep Slope Regulations. Deb will call Steve Whitman for help with language.

Russ moved to adjourn at 9:30 pm. All approved.

Sharon Nelson
Clerk