

GROTON PLANNING BOARD

August 31, 2011

Meeting called to order at 7:08 pm

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

Absent: Deborah Johnson

Alan Barnard

Minutes of July 27th were read and approved.

Members voted to move to New Business, a Lot Line Adjustment: May/Cole

All members agreed to accept the application so discussion could begin. Alan Barnard explained, with the help of maps he distributed, that one large piece of commonly held property will be divided into separately owned lots. Barnard brought a copy of the agreement between Coles and May, signed by both. Restrictions are set on the parcels. All abutters had been notified. No abutters came to the hearing. Coles and May will not change their deeds until PLBD shows favor. Conditional approval was unanimously given to the Cole/May Lot Merger, subject to:

- Walter May's signature on application
- Setting of three monuments
- Deeds prepared
- Recording fees paid

Before Alan left he told us that while Groton does have applications for Lot Line Adjustments, we have no guidance or regulations for same. They don't seem to fit in our Subdivision or Site Plan regs. Clerk will find out how other towns treat this.

Next, under New Business, our current Board budget was looked at as to expenditures made thus far. Adjustments were made for the next year's budget, Jan.1 – Dec.31, 2012.

Old Business

Ethier's continuing illegal excavation. After reviewing a timeline of all interactions between Mr. Ethier and state and local governing boards and a letter from Mary Pinkham-Langer, explaining RSAs pertinent to excavation and her opinions as to how Ethier failed to follow these we decided to take action against him. To help us decide how to proceed, we agreed to schedule a conference call with Town Counsel, Laura Spector. Clerk will send Attorney Spector a cover letter with our request for guidance, suggested dates and time, along with the Pinkham-Langer letter and the timeline we had used to clarify Mr. Ethier's behavior.

Also under Old Business was the revocation of subdivisions requested by Att. Blaine for his client, Victoria Collins. As we decided last meeting, we do not wish to revoke these and plan to speak with town counsel, via same conference call, for specifics to back up our decision. Meanwhile members will determine if there have been important changes in Subdivision Regulations from 1987 to 2003 to our current regulations.

Sharon Nelson
Clerk