

GROTON PLANNING BOARD

September 26, 2012

Meeting convened at 7:06 pm

Present: Celine Richer, Miles Sinclair (Select Board liaison), Deb Johnson, Jenny Burnett, Steve (Slim) Spafford (Chair), Sharon Nelson (Clerk/Alternate)

Absent: Dave Labar, Russ Carruth

Public Present: Alan Barnard, Normand and Kathleen Dewolfe, Sandra Hutchins, Steve Whitman, Dan Sundquist

Minutes of 8/29/12 read and accepted as read, with Celine abstaining due to absence

At 7:14pm the Public Hearing for Vintage Lands Minor Subdivision was reopened. Alan Barnard submitted a letter from his client, Mrs. Jackson, stating her agreement to waive the 30 day stipulation. She also no longer wanted a boundary line adjustment. Chair reviewed checklist submitted. Chair moved that application is complete. Board accepted unanimously. Alan shared FEMA data and how it affects his plan, then asked to have board accept this plan. Abutters Hutchins and Dewolfe were invited to come forward to see the subdivision plan. Each commented on the water flow from the eroded hills up behind them, down and across the road to the lots in this plan. Alan informed us that the culverts carrying much of this water under the road do not dump where the buildings will be allowed on the three lots. Chair moved to approve subdivision plan as submitted by Vintage Lands LLC. Celine 2nd and all approved and signed. Hearing adjourned at 8:10 pm. Alan will record the mylar. Chair will check with Administrative Assistant about any additional fees owed by Mr. Barnard.

Under Old Business, Steve Whitman and Dan Sundquist, funded by a grant secured by the Newfound Lake Region Association, were present to aid us with Growth Management / Updating Master Plan. Dan showed us the last issue of topographical map, showing buildings in yellow. Atop that he had superimposed red showing buildings since that last map. Dan spoke of the impact of maps to open a discussion of density. Another map could combine wetlands with soil types. When beginning to draft a Vision Statement, maps could help us define the rural nature desired. Deb asked Dan if he could map the working forests in town. He said he could and would. Steve urged us to reach out to the community for their views, either in a written survey or at another public meeting, before working on a vision statement. Dan told us that his town of Sutton had a committee of 18, from different parts of town, working on updating their Master Plan. Steve emphasized that everyone's input is important – orally or written. Sandra Hutchins said she and her husband wouldn't come to a public meeting because she feels that her ideas are not listened to. Deb reminded her that her thoughts were as important as any other Groton resident's. Sandra spoke of the erosion uphill behind her home, resulting from poor logging practices. Deb said that Sandra's input could result in Groton wanting to hire a Town Forester who would be paid to oversee logging operations and enforce best forestry practices. Each person's thoughts and opinions can provoke another person

to share ideas. Both Dan and Steve can come to our work session on October 10th. For that date Steve would like us to think about whether or not to do a survey. Chair passed out copies of Tara Bamford's summary of our Community Planning Workshop session on August 15, 2012 to consider before our work session on Oct. 10th. Our regular meeting will follow on Oct. 31st, then a work session on Nov. 14th and a meeting on Nov. 28th. A Dec. 12th work session is tentatively set.

New Business

We prepared budget for 2013.

We decided that a hearing for lot line adjustment for River Rd. Cemetery additional land will be held on Oct. 31st.

Chair informed Board that Green Acres Woodland will exchange 50 acres of town owned forest land they can work for 6 acres across the road from the Transfer Station. This includes the Town Pound and space enough for the Town Shed. A special Town Meeting will be held concerning this on Sat. October 27th at 10 am. If approved, the Board wants a proper subdivision beyond just a survey.

Adjournment was agreed to a 10 pm.

Sharon Nelson, Clerk