

Groton Planning Board, June 26, 2013

Present: Chairman Steve (Slim) Spafford, Dave Labar, Deb Johnson, Russ Carruth, Jenny Burnett, Celine Richer, Alternates Sherry Nelson and Ray Blake, and Select Board liaison Miles Sinclair.

Also present were several petitioners, EDPR Attorney Mark Beliveau, Mr. Derek Reimers of EDPR, and representatives from Wind Watch.

Meeting came to order at 7:07 PM.

Minutes of May 29, 2013 were read and met with unanimous approval except Deb who abstained.

Having researched our question regarding the roles of Alternate Planning Board members, Sherry reported that the Local Government said there is flexibility and the Board needs to write procedural rules outlining the way Alternates will be utilized. Given a full schedule the Board decided to think about it for discussion at a future meeting.

Next Mr. John Faucher made an informational presentation regarding his pending application for Lot Line Adjustment. He had applied 2 years ago and was told he needed a survey and he brought 2 plats from a survey performed last year. It turned out that one of the lots was not currently deeded to Mr. Faucher. Deb explained that a Lot Line Adjustment requires that both lots be in the applicant's name. Mr. Faucher will have the second lot deeded in his name and recorded, and agreed to provide three copies of the plat. All transfers will be completed before a hearing can be held.

The Board then heard from Mr. Timothy Pilcher and Mr. Tony Randall, Licensed Surveyor, with an informational presentation for a proposed subdivision. Three copies of plats were examined as the Chairman read aloud the proposal to cut a 2 acre lot out of a 30 acre parcel owned by Mr. Pilcher. The small lot has an approved septic plan with test pits. The Board asked that the plats be changed to allow for 7 signatures, but all else seemed in order and a hearing date was set for July 31st.

Next Licensed Surveyor Mr. Alan Barnard approached the Board with informational presentations regarding two proposed subdivisions. The first concerned an 87 acre parcel owned by Mr. Jim Vignone located between Hardy Country and Sculptured Rocks roads behind the Town athletic field. Mr. Vignone would like to carve a 15 acre lot containing his current residence out of the parcel to sell so that he can relocate his residence to the back acreage. Both proposed lots would share access. Mr. Vignone plans to put a "no further subdivisions" in the deeds and draw up a maintenance agreement for the shared access. The possibility of an additional covenant stating that the access will remain a "driveway" was discussed with the understanding that this is a non-binding informational meeting. Definitions of various access types were examined. Mr. Barnard stated that he was unwilling to assign a name to the access at this point and rather wanted to explore possibilities for certain waivers and see if the Board considered the proposal within reason for further consideration. The Board agreed that it did, although Deb expressed concern about the treeline along the rear boundary of the athletic field as important aesthetically to the Town property and was interested in the possibilities for protecting the trees against removal.

Mr. Barnard's second proposal represented Green Acres Woodland, who would like to subdivide harvested acreage along North Groton Road, creating 3 new lots, one of which is the proposed Town lot across from the Transfer Station. Both Deb and Russ expressed serious concern about the grades,

drainage, and egress. Mr. Barnard planned to return to his clients with these concerns and revisit the proposal.

The next item of business was a letter received on June 5, 2013 by the Town Select Board from the Town of Alexandria regarding a building permit application submitted to them by EDPR. They informed Groton that they would be reviewing said application on June 25 for a Met tower on Maxam Northeast land in Alexandria that necessitated access through Groton, specifically on Hardy Country Road. Miles mentioned at this point that the LGC had counseled the Select Board to pass the matter on to the Planning Board.

The June 25 Alexandria meeting draft minutes were read aloud, and the Alexandria Select Board had conditionally approved the Building Permit with a few conditions, the only one pertinent to Groton being that we respond in writing regarding EDPR's access.

An interoffice memo from the Groton Administrative Assistant dated June 18 supplied helpful details, the highlights of which were that (a) use of skid trails was to occur only within Alexandria, (b) the Planning Board has jurisdiction over this matter under RSA 674:53 and (c) a paraphrase of the RSA, stating that the Board's responsibility is to determine the adequacy of the access and the impact of the proposal on roads/land in Groton. Copies of the statute itself were available for perusal.

At this point Mr. and Mrs. Mark Watson gave copies of a June 26, 2013 press release by Governor Hassen regarding energy policy to the Board.

Attorney Beliveau then introduced Mr. Derek Reimers, who will replace Mr. Nemeth as project manager for both Groton and Alexandria planned Met Towers. Mr. Beliveau went on to say he thought the Town needed to decide if the access question triggers Site Plan Review, and allowed that he thought it did not.

Deb attempted to confirm with Mr. Reimers that there would be no new construction and no deviation from Hardy Country Road in the Town of Groton. He stated that he had recently visited the area and that this was the case. However, both the Chair and Miles are very familiar with the area in question, and upon further interview of Mr. Reimers were not convinced that he had actually reached the town line in his site visit. Furthermore, Miles added that historically there has been some question as to the location of the portion of Hardy Country Road that is Class 6. The board discussed that some maintenance of the road may be needed for adequate access, and Miles stated to the proponents that Groton Board of Selectman approval was required before maintenance could occur on a class 6 road.

Given the geographical uncertainties, Miles suggested that he would not be comfortable responding to Alexandria until a local surveyor such as Mr. Alan Barnard stakes the Town line on Hardy Country Road, and the Board agreed. He requested that EDPR revisit the area and assess the condition of the road for their purposes.

Chair moved and Jenny seconded that we respond to Alexandria with an explanation of our current need to gather more information. All agreed and all were ready to adjourn.

Meeting adjourned at 9:35 PM.