

Groton Planning Board  
Minutes December 11<sup>th</sup>, 2013

Present: Chairman Steve (Slim) Spafford, Celine Richer, Dave Labar, Deb Johnson, Jenny Burnett, Ray Blake, and Sherry Nelson.

Absent: Russ Carruth

Also Present: Kyle Andrews, Alan Barnard, Bob Berte, David Bacon

Meeting convened at 7:06 PM.

The minutes of November 20 Planning Board meeting were read and approved by all except Jenny who abstained.

The Public Hearing opened at 7:11 regarding the Green Acre Woodlands Minor Subdivision. Licensed Surveyor Alan Barnard presented finalized plans showing two subdivisions, one six acres across from the Transfer Station reserved for a Town Garage and the second is a twelve acre lot further down the frontage on North Groton Rd. FEMA regulations require that our Town Garage be relocated out of the floodplain to enable compensation.

Mr. Barnard explained that the Department of Transportation (DOT) required 400 feet of visibility for the proposed driveways and some tree and brush removal and possibly dirt work will be necessary. The applications for the driveways are all ready for submission to the State. He also still needs to set 5 monuments on the six acre piece destined for the Town.

Bob Berte of Foreco is the land management administrator for Green Acres Woodland Inc. told us that the property is under a conservation easement through the federal Forest Legacy program, and connects more than 5200 acres all the way to Tenney Mountain.

Mr. David Bacon, an abutter to the property to be subdivided, looked over the plans and was satisfied that his property was not affected.

All seemed in order and Slim moved, Celine seconded that we accept the application as complete. Approval of this motion was unanimous. Deb asked if a conditional approval of the subdivision application would slow down or otherwise impact the Forest Legacy process, and Mr. Berte said it would not pose any problems.

Jenny moved that we conditionally approve the subdivision for Green Acre Woodland and land swap with the Town of Groton pending State DOT driveway approvals and the setting of the 5 monuments on the six acre lot proposed for the Town Garage. Deb seconded, and approval was unanimous. Mr. Barnard stated that he hoped to come back in January to obtain final approval for the plan, and the Public Hearing closed at 7:55.

Next, under Old Business was the 2013 Annual Report. We made a minor addition and submitted the final report via email to Pam.

Next we set our 2014 schedule. Master Plan revision committee will meet January 15<sup>th</sup> and February 12 2014.

Meeting was adjourned at 8:25.

Respectfully submitted by Jenny Burnett, clerk.