

Groton Planning Board Minutes
4/30/14

Present: Chair Slim Spafford, Russ Carruth, Dave Labar, Celine Richer, Jenny Burnett, Sherry Nelson, Ray Blake, and select board liaison Bob Ferriere. Absent: Deb Johnson.

Meeting came to order at 7:05.

The minutes of March 26, 2014 were read and unanimously approved as written.

First on the agenda was the Green Acre Woodlands subdivision. The Board had thought we might sign it tonight but Alan Barnard reported that the Select Board had not yet agreed to the terms of the skidder access easement. Otherwise everything was just about ready. Slim and Alan briefly debated some mileage inaccuracies in the DOT driveway permits.

Next Mr. Barnard presented an informational proposal for a subdivision on Bailey Hill Rd by Rockhaven Financial LLC. He passed around proposed subdivision configurations, one preferred but requiring a waiver, and one exactly compliant with the length/width ratio in Groton's subdivision regulations. He offered the two in case a waiver would not be considered by the board.

As this was the first time the Planning Board has entertained waiving the new rule, there was considerable discussion around the two alternatives. Some Board members felt confused about the purpose of the rule.

Mr. Barnard pointed out that NH DES will not review lots over 5 acres, but explained that many subdividers will dig test pits to make sure the lots will be buildable under DES regulations.

Feeling that the Board needed time to examine the information we tabled the matter for the time being.

Deb was not present and so we were not able to continue work on the Master Plan Revision. The Board agreed that Jenny would try to contact Deb and make a plan so that this does not happen again.

The meeting adjourned at 8:40.

Submitted by Jenny Burnett.