

Groton Planning Board
Minutes 10/29/14

Present: Chairman Slim Spafford, Deb Johnson, Jenny Burnett, Ray Blake, Dave Labar, and Bob Ferriere,
Select Board Liaison

Absent: Sherry Nelson, Russ Carruth, Celine Richer

Meeting opened at 7:05 PM. It was decided that the next Planning Board meeting will be November 19th to account for Thanksgiving. Our December meeting will be held 12/17 to account for Christmas, and Patricia Bailey will be at the top of our list of business as she graciously volunteered to bow out of tonight's busy meeting for the mutual benefit of both parties.

The minutes of 9/24/14 were read and approved as written.

The Public Hearing opened at 7:12. Alan Barnard presented Gary Easson's "Tamarack Trust" subdivision and the Board proceeded to go through the checklist and discuss various aspects of the proposal as follows:

- The new lot # is not yet assigned as Sara is not here to give it a number.
- Alan believes that the new lot is on a Class 6 Rd. (Will Colburn Rd.), although the tax map shows it as private. We had a fun bit of history around the term "subject to gates and bars", which pertains to cows! He referenced a vote at the Groton Town Meeting of March 10th 1959 as the last action taken- Slim stated that the status would be confirmed later.
- Alan went on to explain his findings that there was a court ordered 50' Right of Way (ROW) to access the Nevers property (Map 1 Lot 31), to be agreed upon by the two parties, both of whom were present. The ROW will cross what will be the Tamarack Trust, either from Bailey Hill Rd. or the Will Colburn Rd. There is no established route yet but there is a legal right to do so.
- Gary Easson wants to retain use of a log road and the new lot line is adjacent to the road to accommodate this. He will have 33 acres remaining after the Tamarack Trust lot is pared off.
- The new lot will be accessed off the Will Colburn Rd. somewhere between the old cellar hole and the northwestern corner.
- Gary said that there are no old wells on the proposed new lot.
- Slim presented evidence that the Hearing had been posted (for this subdivision proposal and the one to follow below).

At this point Slim deemed the application complete, but wanted to know if there were any questions. Bob cleared up a question he had about the name of the Will Colburn Rd., and then Slim moved and Bob seconded that we find the application was complete. All agreed it was, and voted in favor.

Alan gave a copy of the septic approval for the existing lot to the Board for the file, as well as a Notice of Agreement and Release of Municipal Liability per NH RSA 674:41.

Next, Glen Hansen described the plan to improve the Will Colburn Rd., noting that the same specs would apply for the first 20 feet of driveway to accommodate fire trucks. He stated that the project was drafted to a commercial standard so that emergency vehicles can access residents. Glen's handwritten copy of the plan was retained by Slim until copies can be made.

Finally Mr. Nevers, the son of Ashley and Joyce Nevers briefly looked over the plats due to interest in contour lines and potential spots for the ROW to access his family lot.

Jenny moved, and Ray seconded that we approve the subdivision for Tamarack Trust and Gary Easson, Map 1 Lot 22 at 28 Will Colburn Rd.; all were in favor.

Then the group turned to plats presented by Alan for the proposed subdivision for James and Victoria Vignone, Map 5 Lot 160 at 129 Sculptured Rocks Rd. This had been presented for the Board's information several months back and the application was now ready for formal submittal.

Deb expressed interest in keeping a tree line buffer to retain the rural character of the Town recreation area that the lot in question abuts. Alan explained that most of the vegetation currently comprising the tree line is in a wet area owned by the Town. Mr. Vignone had no intentions to alter any screening from his side so this matter appeared to be satisfied.

Next Alan showed documentation of the 2004 septic plan approval for the current 16 acre lot; an existing well is shown on the same lot.

Slim stated that that all the requirements for the proposal looked to be in order. Abutter James Bilodeau was present and said he had no issues. Slim moved and Jenny seconded that we accept the application as submitted, and all voted in favor. As all present had no further questions or concerns, Dave moved and Ray seconded that we approve the plans, and a vote revealed unanimous approval.

As always we admired the special Mylar pen, and signed both subdivision plats respectively.

The Public Hearing was closed at 9:12.

Next the minutes from the Master Plan revision meeting of October 15th 2014 were read and approved with abstention from Jenny, who had not been present.

In other business, the Select Board has set January 9th 2015 as the submission deadline for any proposed warrant articles.

Finally, Slim presented a letter from the North Country Council (NCC). Annual membership dues are now set and they cost \$690.00! The Board has long been a member but discussed seceding as we were

unsure if the benefits we had availed ourselves of lately were worth the dues. Slim said that NCC has been preparing a Regional Master Plan that prioritizes transportation and jobs. They will be presenting this plan November 19th at the Rocks Estate in Bethlehem. We decided to try to have a couple of us attend this session, report back, and decide as a group whether to retain our NCC membership at the first meeting after that.

The Board in a flurry of moving and seconding, the meeting was adjourned at 9:30 PM.

-Minutes prepared by Jenny Burnett.