

## GROTON PLANNING BOARD

September 28, 2016

Meeting Called to Order: 7:00 pm

Present: Chair Deborah Johnson, Ray Blake, Russ Carruth, Elizabeth Jespersen, Kyle Andrews (Select Board Liaison)

1<sup>st</sup> Order of Business was a Motion from Ray to table the reading of previous meeting minutes. 2<sup>nd</sup> by Elizabeth. Passed Unanimously. In the future minutes will be read by members prior to meetings.

Planning Board meets with the Select Board on Oct 25 at 6:30 pm to review the 2017 Budget. Line added to Budget to complete Master Plan. This includes required mailing and newspaper postings.

Motion from Elizabeth to submit the 2017 budget to Sara for the Select Board. 2<sup>nd</sup> by Kyle. Passed Unanimously.

Tim Sutherland, representative for Chester Savage is present for further consultation from the board regarding a subdivision that is in the planning stage. Mr. Savage is hoping to have the application in so we could accept the application and hold a Public Hearing at our October 26, 2016 meeting. A review of the proposed subdivision is that there are 6 lots all with 200 ft road frontage. The larger piece won't be sub-dividable but it would be buildable. Mr. Savage came up with a couple of ideas to address the problem we brought up at our last meeting. One is to have a *Declaration of Covenants* which a copy was provided to the board. The other is that Mr. Savage already met with Groton's Road Agent, Glen Hansen. He explained that the approach to the driveways would be immediately after the culverts that go under the road so a culvert would not be needed for any driveways. The grade of the driveways would be 10% which will keep the water from coming out onto N Groton Rd. The boards concern is that the landowner would change things after the driveways are built. Mr. Sutherland feels they addressed that in the covenants. Further discussion ensued regarding the *Declaration of Covenants* and also the *Driveway Storm Water Pollution Prevention Plan* that we were given. Glen will be asked to review the *Driveway Storm Water Pollution Prevention Plan*. Deb suggests to Mr. Sutherland that the Road Agent is the most knowable and suitable to advise on the driveways but not be hired, personally, to put in the driveways as it would pose a conflict of interest.

It was pointed out the board appreciates Mr. Savage taking the time to resolve the Boards concerns as it helps the town maintain its rural character and it helps the tax rolls. Mr. Sutherland left both of the revised maps he presented.

Mr. Savage would have to have his application submitted by Oct 5, 2016 in order to meet with us at the end of the month.

We discussed the issue of who has the authority to issue driveway permits. Currently Glen issues the permits but it's unclear at what point he obtained authority to do so. Deb will contact the Town Attorney and Kyle will ask Sara do further research into the issue.

Minor discussion as to the driveways, culverts and ditching continued about the N Groton Rd Savage subdivision. We need Glen's expertise to discuss these issues. Kyle will speak with Glen to encourage his attendance.

It was mentioned that we have no Alternates on the Board. Both Celine and Sheri ever got sworn in so we have none at this time.

Brief discussion on Accessory Dwelling Units (ADU's) ensued. A copy of the Zoning Boards response to the State's ADU law that goes into effect July 1, 2016 was reviewed. We will review the handouts Deb emailed and be ready to discuss at our next meeting.

Work Session scheduled for Sept 19. 2016 at 6 pm.

Kyle made a motion to adjourn at 8:45 pm. Ray 2<sup>nd</sup>. Passed Unanimously.

Respectfully submitted,  
Elizabeth Jespersen