

23 September 2020

Planning Board Meeting

Members Present: Deb Johnson, Ray Blake, David Madden, John Rescigno, Kristina Brodie

Members Absent: Dave LaBar, Russ Carruth

Meeting Opens: 7:01 PM

Members review prior meetings minutes and add Ray Blake to the absent list. Kristina B motions to accept the minutes; David M seconds this motion with all in favor.

Public Hearing opened at 7:30

Erik Ljunggren of 434 North Groton Road (Map 6 Lot 15) sits in on the meeting to review his site plan application with the board. The certified mailing was completed, public notice and site plan application. He presented members with an updated site plan. His plan included all of the correct labels of state lines, abutters, all roads, buildings (height and shape).

The PB discussed and gave Erik a copy of the DES green yards program and all of the information on where to find the fact sheets about waste management. The town will hold Erik to these standards and he acknowledges he will comply with them.

The PB discussed the following regulations/requirements and the obligation to comply with them:

- Safety - Eye wash station required, air compressors, fire extinguishers, first aid kits, etc.
- Parking - 2 registered vehicles or medium pieces of equipment, and 2 personal vehicles is the maximum number of vehicles allowed to be parked in the driveway at all times. No unregistered vehicles allowed.

- Lighting - Must follow site plan requirements on page 9 of the site plan regulations. Outdoor lights must not shine on adjacent properties.
- Signage - Must comply with page 11 of the site plan regulations.
- Erosion and Runoff - Adhere to Green Yards Program and there will be no issues.

The members each reviewed the application to ensure it was complete. Kristina B motions to accept the application as complete, David M seconds this motion with all in favor. Public Hearing closed.

John Ziemba sits in on PB meeting with questions about subdividing his property on North Groton Road (Map 1 Lot 75 - 57 acres). Mr. Ziemba provided members with an incomplete site map from 1987 when his property was last surveyed. The site map is found to be noncompliant with current subdivision regulations.

The PB asked Mr. Ziemba some preliminary questions about the property to provide him with more information on the next step he should take:

- How long is the road into the subdivision? 600 - 700 feet
- # and sizes of lots? 14 lots, 5.21 acres, 4.6 acres, 2.53 acres, 1.62 acres, 2.82 acres, 4.51 acres, 7.21 acres, 6.52 acres, 4.88 acres, 2.18 acres, 3.78 acres, 2.95 acres, 3.55 acres, 2.98 acres
- Road frontage? Lots 1, 6, 7 & 11 don't have the required 150 feet, the rest of the lots do.

The PB explained that our subdivision regulations only allow 2 acre lots at the smallest. He also must comply with page 10 which states the ratio of lot size.

Mr. Ziemba is advised to hire a new surveyor, Deb will use PB e-mail to give him 3 names of local surveyors. No further questions.

PB discusses the proposed 2021 budget. We increased our postage budget and our notice/ad budget. Deb motions to accept the 2021 budget as a draft, David M seconds this motion with all in favor. No further business.

Deb motions to close the meeting at 8:33 PM, Ray seconds this motion with all in favor.

Submitted,

Kristina Brodie