

30 June 2021

## Groton Planning Board Meeting

Members Present: Deb Johnson, Dave LaBar, Ray Blake, David Madden, Kristina Madden, John Rescigno, Russ Carruth

Members Absent:

Meeting Opens: 7:02 PM

Applicants Present: Matt Clarke, William Coates

Members review minutes from the last meeting. Ray makes a motion to waive the reading meeting minutes, Kristina seconds this motion with all in favor. Kristina motions to accept the minutes from last meeting, David Madden seconds this motion with all in favor, Dave LaBar abstains.

Members review building permit application from William Coates of Map 6 Lot 79 of Dodge Road. The applicant wants to build a 900 square foot cottage, 2 stories, 2 bedrooms, 2 bathrooms with a full foundation.

- Do you know that it's a private road and you are responsible for road maintenance? Deb provides a copy of the release of municipality Mr. Coates has to submit.
- Are there any covenants that run with the land that exists in your deed? Deb asks to see a copy of the deed, Mr. Coates did not bring the deed tonight.
- What is the road frontage? 200, and the subdivision is already existing.
- Have a lot of other lots been developed around you? A few, but not many.
- Will this be your primary residence? Yes.

Deb motions to recommend to the Select Board to approve this application as long as the applicant reviews their deed and doesn't have any covenants they don't know about that run with their land. David Madden seconds this motion with all in favor. They will be able to file a release of municipality today and get their permit from the Select Board once they approve it.

Members review recent Planning Board communications. We were notified of a woman on Sculptured Rocks Road, Map 5 Lot 29 sub parcel 3, who has some questions about creating a business providing healing services on her property which runs along the Cockermouth River. She wants to build a healing center with multiple "tiny houses" on the property hosting 5 to 10 people for week - long healing retreats. The other inquiry the board received via email was letting us know that Richard Ross of North Groton Road is building a property on the "front lot". He does not have a building permit and very likely needs one.

No further business to be discussed.

Kristina makes a motion to close the meeting at 7:40 PM, David Madden seconds this motion with all in favor.

Submitted By

Kristina Madden