

31 August 2022

Groton Planning Board

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

Members Absent: David Madden, Russ Carruth, Dave LaBar

Other Attendees/Applicants Present: Anne Joyce, Stephen Spafford

Meeting Open: 7:06 PM

Minutes

Members review minutes from the June 29 2022 meeting. Kristina makes a motion to waive reading of the minutes, John seconds this motion with all in favor. John makes a motion to approve the minutes as presented, Kristina seconds this motion with all in favor. The minutes from the July 27 2022 meeting cannot be approved/amended as there is not a quorum of present members from that meeting, they will be reviewed at September's meeting.

Public Business/Building Permits

Continuation of Public Hearing for Crosby Subdivision Application. Deliberations: Members review the undisputed facts that were discussed at the last meeting regarding the application. The PB discusses the possible conditions that a waiver would be granted under. After discussion of the drafted conditions, John makes a motion to recommend that we approve the conditions for the waiver, Ray seconds this motion with all in favor. Deb makes a motion to continue the discussion of this waiver to the next meeting, Kristina seconds this motion with all in favor.

Justin Vale of 82 Beaver Pond Road, Map 5, Lot 47-2 is looking to install 23 roof mounted solar panels (7.6 KW - ESS) on his roof. After PB discussion, no issues with this permit

are found, Deb makes a motion to advise to the Select Board that they approve this permit, Kristina seconds this motion with all in favor.

David and Jeanne Bradley of Moodus, CT, bought property on Old Fields Road (Map 6, Lot 63-6) and are looking to build a 14' x 28' post and beam storage shed that will serve in helping them store materials and help with construction to build their future home in 2023. PB Members did not make a motion on this permit.

Other Business

General discussion of zoning ordinance: Changes need to be made to help zoning become more consistent for all applications. PB members are encouraged to come up with changes to be made and bring their input to the next meeting.

The PB received an inquiry from Mr. Perez regarding a tiny home to be build on his property (Map 5, Lot 29-3 consisting of 4.24 acres). Kristina makes a motion to advise Mr. Perez that the town would allow this build with a permanent foundation, septic and all requirements of a single family dwelling unit being met, John seconds this motion with all in favor.

Shelby Kilminster inquired about purchasing a 28+ acre property on Map 2 Lot 20 and is looking to see if she would be able to subdivide this property. Deb responded letting her know that all subdivision requirements must be met for a subdivision to be allowed.

No further business to be discussed.

Kristina makes a motion to close the meeting at 8:19 PM, John seconds this motion with all in favor.

Submitted

Kristina