

## Planning Board Minutes January 31, 2024

Members of the Planning Board present:

Deb Johnson, Chair

Dave Madden, Vice Chair

Ray Blake

Russ Carruth

Members of the Planning Board absent:

Kristina Madden

Dave Labar

John Rescigno, Select Board Liaison

Alternates of the Planning Board:

Eric Jones

Members of the Public present:

Alan Barnard, Surveyor

Edward Schmid

Linda Noury Schmid

Keith Kellogg

Cynthia Carpenter

Bernard Dauphinais

Armand Amaral

and Others

Deb Johnson calls the meeting to order at 7:04pm and motions to appoint Eric Jones as alternate. Dave Madden seconds the motion. There are no deliberations and the board unanimously agrees. Deb makes a motion to waive reading the minutes from November and December and set them aside for approval at a later time. Dave Madden seconds the motion. There are no deliberations and the board unanimously agrees.

Public Hearing Regarding Mourning Dove Holdings, LLC

Deb addresses the abutters notices that were sent out and briefs those in attendance of the zoning matter taken up by the Planning Board at the previous meeting in December 2023. The Planning Board will review Mourning Dove Holdings, LLC's application and either accept or deny it. If they accept, the board will then discuss plans to subdivide.

Deb makes a motion to open the public hearing. Ray Blake seconds the motion. There are no deliberations and the board unanimously agrees.

Alan Barnard, surveyor, comes up to share information about the conservation easement, withdrawal window, and the intent to update the zoning map to include that acreage.

Mr. Barnard and the board review the application to ensure all documents are in order. He has notified all abutters, the public hearing was properly noticed in various locations, and he has provided the Planning Board with all of the appropriate information. Dave M. makes a motion to accept Mourning Dove Holdings LLC's application. Deb seconds the motion and calls for a vote.

The Planning Board unanimously votes to accept the application.

Mr. Barnard answers a question from Russ Carruth, clarifying how the withdrawal window works and why Mourning Dove Holdings, LLC picked this particular 10-acre lot. Proximity to the road and the correct zoning district were considered.

Mr. Barnard shares information about the Forest Legacy Program and how Mourning Dove Holdings, LLC is keeping that in mind when it comes to cellar holes, foundations and other ruins. The snowmobile trails will also always be maintained.

The two proposed lots from within the withdrawal window meet all the zoning requirements for road frontage and lot size. Once the subdivision plan is approved by the town of Groton, Mourning Dove Holdings, LLC can move forward with the plans to withdrawal.

It is noted that, despite it being a private road, Dimond Road is part of the conservation easement and will still be used to access the conservation land.

Ed Schmid shares his intentions about the property, stating that it will remain publicly accessible as has always been his goal. Alan adds that they wish to set up the two five-acre lots so that they would not be eligible for further subdividing in the future.

Seeing no other questions from the Planning Board, Deb opens up public comment.

Keith Kellogg, abutter, asks for clarification about who can and would enforce the covenant preventing further subdivision. He also seeks clarification on whether the introduction of utilities would change the integrity of Dimond Road. Mr. Barnard confirms that utilities can be brought in from N Groton Road. Mr. Schmid says that he assumes that would be the more viable option as it would likely be more expensive to bring utilities in via Dimond Road. Mr. Kellogg asks for confirmation that ruins are still contained within the conservation easement. Mr. Schmid confirms they are. Cynthia Carpenter asks for clarification on where to park when accessing the conversation land. Mr. Schmid believes anyone can access by parking on the section of Dimond Road that comes up from N Groton Road. If, when the two lots sell, the future owners wish to access their properties via Dimond Road, then the existing gate be moved back to where their driveways begin. If the petition the town for access from N Groton, then the gate will remain where it is.

Seeing no further comment from the public, Deb accepts the application from Mourning Dove Holdings, LLC as complete. Deb makes a motion to approve the subdivision on the condition that the town of Groton be able to enforce the prevention of further subdividing on those two lots. Dave M. seconds the motion and the board agrees unanimously.

Deb makes a motion to close the public hearing. Russ seconds the motion and the board unanimously agrees.

Members of the Planning Board sign paperwork. Deb makes a motion to allow Mr. Barnard to retain the signed mylar copy for his use. Dave M seconds the motion with the board agreeing unanimously. Building Permit, Map 3, Lot 6, Sub. 2

The request for building permit is from Freedom Forever, LLC to install solar panels on the roof of the Hershberger's house. Because the property is off a private road, the Planning Board must approve the permit. Members of the board review the documents and after discussion, Deb makes a motion to recommend the Select Board authorize the issuance of the building permit. Ray seconds the motion with all members of the board in unanimous agreement.

#### FEMA Floodplain Regulations

FEMA has changed the maps for Groton, in terms of flood areas. New maps have been approved and the town is now required to update floodplain/development regulations to refer to the new numbering of the maps. Other than that, there are no other substantive changes. The Planning Board signs the associated document

#### Meeting Minutes

Deb passes out the last set of meeting minutes for everyone to take home to review.

Deb makes a motion to adjourn the meeting. Russ seconds with all in favor. Meeting ends at 8:39pm