

GROTON CONSERVATION COMMISSION

Minutes

November 14, 2009

Chairman Bruce Easom called the meeting to order at 11:30 a.m. in the 2nd floor conference room in Town Hall. Members Wayne Addy, Craig Auman, Marshall Giguere, Peter Morrison, and David Pitkin were present. Commissioner Ryan Lambert was absent. Conservation Administrator Barbara Ganem was present.

Chairman Easom explained the meeting was called to give the Commission an opportunity to review the proposed trail easement and the Blackman property on 179 Indian Hill Rd. in the field before signing off on a Municipal Certification for a permanent conservation restriction. Commissioners acknowledged the trail is handle only pedestrian traffic and the owner does not desire to have a building envelope delineated at this time. P. Morrison pointed out the Commission is not charged with monitoring the restriction as it will be held by the Groton Conservation Trust. He felt the Commission could sign off on the restriction as it is clearly in the public interest when you look at its highest and best use for a number of houses. He estimated the 30 acres could have as many as 13 homes.

M. Giguere questioned exactly what is meant by the phrase future owners may do “nothing that would significantly impair the conservation value of the property”. D. Pitkin commented the value of the restriction is significant given that it is based on what can be built on the property today. C. Auman thought only structures that would be accessory to a single family house would be allowed in the future, and it can't interfere with the trail easement. Mr. Morrison said this would become the Trust's problem to monitor, and the Blackmans have been very generous to the Town. M. Giguere commented the building envelope might be of more importance if we were negotiating a restriction to be held by the Commission. Upon a motion by P. Morrison, seconded by M. Giguere, it was

VOTED: to approve the Municipal Certification for the Blackman/179 Indian Hill Rd. 30-acre Conservation Restriction as drafted.

The vote was unanimous.

The field inspection report should note that limiting trail use to pedestrians will help to further preserve the conservation values of the property.

In other matters, members agreed to re-consider the vote taken at the November 10, 2009 meeting on the dock at 44 Maplewood Ave. based on the August 28, 2007 Commission vote which allowed “the filing of a Request for Determination of Applicability for any structures on the water constructed between 1984 and 2007, providing the construction of any new structures is completed by July 1, 2008.” Commissioners did not think it necessary to rescind the former vote, provided a new vote was taken.

B. Easom commented that Robert's Rules of Orders specifies that no previous quorum of members can bind the hands of future committees. Upon a motion by C. Auman, seconded by D. Pitkin, it was

VOTED: to issue a negative #3 Determination for 44 Maplewood Ave. with the standard dock conditions.

M. Giguere pointed out we may have a conflict with the DEP guidelines on docks depending on how we define the term "new". It could relate to the specific dates involved with the designation of the ACEC, and it may be necessary to re-visit our policy.

The Gale and Crystal Springs conservation restrictions will be reviewed at the next meeting. There being no further business, the meeting was adjourned at noon.

Respectfully submitted,

Barbara V. Ganem
Conservation Administrator

Approved as drafted 12/22/09.