

**GROTON PLANNING BOARD
APRIL 2, 2009
MINUTES**

Chairman Perkins called the meeting to order at 7:30 PM in the Town Hall

Members present: Perkins, Barringer, Burke, Capes, Giger, and Wilson

Member absent: Hess

LOST LAKE SEWER COMMITTEE

The Planning Board met with Lost Lake Sewer Committee members Tom Doyle, Carol Quinn, Angela Garger, and Jean Wright. The Committee requested the Board's support for Articles 22 and 23 at Town Meeting. Article 22 requests \$15,000 funding to conduct an income survey of the potential service area. Article 23 requests \$300,000 funding for Phases II and III so the project will be eligible for Federal stimulus funds.

Member Burke asked about the number of gallons per day that would be treated. Mr. Doyle said he did not know, but the system will serve about 180 three-bedroom houses. Member Burke said that would amount to about 6600 gallons per day (Title Five estimates 110 gpd per bedroom.)

Mr. Doyle said the Committee is identifying all property owners to be served by the sewer system. He said the Mountain Lakes Club is concerned about the sewer system facilitating future growth that may alter the character of the area. Member Burke agreed that is a common occurrence when a sewer system is available.

Mr. Doyle said the income survey is needed to apply for grants through the Department of Agriculture. The \$300,000 for Phases II and III will make the project "shovel ready" for Federal funding. The funds will be borrowed from the State Revolving Fund (SRF) program. Ms. Quinn explained that the \$15,000 income survey will determine the eligibility for USDA funding. If the median income is below \$56,000, the project will be eligible and the USDA will release the funds.

Member Giger suggested that the Committee determine how much town money will be required for the project.

The motion was made by Wilson, seconded by Barringer, that the Planning Board support Articles 22 and 23, sponsored by the Lost Lake Sewer Committee, for the following reasons:

- Providing a public sewer system will protect Knops Pond and Lost Lake, important natural resources to the Town.
- The project will benefit homeowners who live in the area.
- Installing a sewer system in the Lost Lake area will protect and improve water quality and protect the public water supply well at Whitney Pond.
- The request for funding is timely because future phases may qualify for state and federal grants.
- The project is consistent with the following objective of the Comprehensive Master Plan:

To develop and implement long-range waste water solutions that will protect Groton's environment and recharge groundwater.

The motion passed unanimously.

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WIND ENERGY CONVERSION FACILITIES AMENDMENT

The Planning Board reviewed its report to Town Meeting on the proposed zoning amendment entitled, "Wind Energy Conversion Facilities." Member Giger presented his power point slides for the Board's comments. Member Giger will do the presentation at Town Meeting with back-up from Member Burke and others.

Member Barringer said it is important to remind everyone that there are no regulations in place at the present time.

Chairman Perkins noted that an applicant must have a large enough parcel to meet the setback requirements. The Board will present a table showing the required setback radii and land area. Chairman Perkins will prepare a display showing images of other wind turbines.

The Board discussed how it would handle a floor amendment to require concept plan approval by a 2/3 vote of Town Meeting. Selectman Anna Eliot suggested that the Board move to indefinitely postpone the article if it is amended on the floor of Town Meeting.

STATION AVENUE UPDATE

Selectman Eliot said the Board of Selectmen and the Groton Electric Light Commissioners (GELD) will meet on April 13, 2009 to discuss issuing a new Request for Proposals for the sale of GELD's parcel on Station Avenue. She said the Selectmen offered the addition of the former MacGregor property, owned by the Town, to the RFP.

Member Barringer said it is GELD's position that any sale be "ratepayer neutral."

Selectman Eliot stated that Article 4, requesting funding for the Station Avenue infrastructure improvements, needs GELD's support at Town Meeting. She asked the Planning Board to support the article.

ACCEPTANCE OF BROWN LANE

The motion was made by Barringer, seconded by Burke, to support the article to accept Brown Lane as a public way. ***The motion passed unanimously.***

ARTICLE 18

The Board discussed Article 18 which includes rescinding the Chapter 18 Capital Growth Program provisions which have not been utilized to date.

Meeting adjourned at 9:15 PM

Respectfully submitted,

Michelle Collette
Town Planner