

**Town of Groveland
Planning Board**

Meeting, August 22, 2011

Planning Board members present: Chairman Randy Clymo, Ted Miskell, Seth Burnette, Kathy Gurak and Roxanne Adamson, Alt.

Absent: Roger Haich and Daniel Rossborough, Alt.

Also present: CEO Ron Maxwell and Walt Kalina of Clough Harbour and Associates

The Chairman opened the meeting at 7:30 PM.

Review of the 7/25/2011 Planning Board meeting minutes. Motion by Roxanne Adamson to approve the minutes as submitted, seconded by Ted Miskell. All in favor.

Walt Kalina, Representative of Clough Harbour and Associates talked about developing road standards to be used for hydrofranking projects. He handed out a "Road Preservation Use and Repair Agreement" as a source of information to develop a road agreement for the Town. He suggested defining and classifying the structural condition of roads, hold the developer responsible to designate the roads used and put the burden of repairs on the developer. The Town will need to pass an ordinance to put the burden of road repair on the developer.

Mr. Kalina handed out a zoning model for roadside stands and farm markets for the Board members to review and recommended incorporating it into the Zoning Ordinance.

He talked about splitting up zoning districts and develop a map showing districts based on the quality of the farmland with an agricultural protection district designated as the highest quality farmland. He recommended adding a "hamlet mixed use" district and an "Institutional use" district. The question was raised about freeing up land in an APD for residential use and he suggested limiting subdivisions and setting up a minimum and maximum lot size, usually 3 acres for an APD. He will do some research as to what other communities do in a hardship case. He will discuss alternatives on limiting subdivisions at the September meeting.

Motion by Ted Miskell to adjourn the meeting at 9:05 PM, seconded by Kathy Gurak. All in favor.

Submitted by
Karol Thomas
Recording Secretary