

**Town of Groveland
Planning Board
Meeting – April 23, 2012**

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

Also present: CEO Ron Maxwell

The Chairman opened the meeting at 7:30 PM.

Review of the 3/26/2012 Planning Board meeting minutes. Motion by Kathy Gurak to approve the minutes as submitted, seconded by Roxanne Adamson. All in favor.

Review of the joint meeting minutes of the 12/19/2011 meeting and the joint meeting minutes of the 2/27/2012 meeting. Motion by Kathy Gurak to approve the joint meeting minutes for 12/19/11 and 2/27/2012 as submitted, seconded by Roxanne Adamson. All in favor.

Kathy Gurak made a motion to amend the meeting minutes of the 1/23/2012 meeting as follows: where it reads "*a proposed fence six feet or over*" it should be corrected to read "a proposed fence six feet and under." Motion seconded by Roxanne Adamson, all in favor.

CEO Report: Ron reported on a situation in Groveland Station involving dogs living in a house in the absence of a full time caregiver on the premises. He said they were being cared for by their owner but the owner does not live on the premises. He cited unsanitary conditions that are attracting rats causing a significant rat problem in and around the house as well as neighboring houses. He said kennels are a permitted use in an Ag district but a lot 3 acres or less is considered residential and requires a conditional use permit. Mitje said she would come up with a definition for kennels and puppy mills for the next meeting. Ron recommended that this issue be addressed in the Zoning Ordinance draft.

Discussion of the Zoning Ordinance draft: Kathy asked what the Court of Appeals ruling was concerning the hydrofracking cases in the Towns of Dryden and Middlefield. Mitje said that both towns won their cases giving them the authority to ban hydrofracking. Some of the surrounding towns have passed moratoriums which gives them a year to change their zoning laws to prohibit undesirable aspects that would impact their jurisdiction.

The comments from the County Planning Department on the ZO draft were discussed. The members thought it would be better to discuss them when they could get feedback from Walt Kalina. A joint meeting is planned after the zoning ordinance draft is reviewed by Ag & Markets.

Roxanne Adamson made a motion to adjourn the meeting at 9:20 PM, seconded by Dan Rossborough. All in favor.

Submitted by,
Karol Thomas
Recording Secretary