MINUTES
GROTON PLANNING COMMISSION
REGULAR MONTHLY MEETING & PUBLIC HEARING
Held in Person at Groton Community Center w/TEAMS Teleconference Option
Tuesday, August 13, 2024

The Groton Planning Commission held the Regular Planning Commission Meeting and a Public Hearing on Tuesday, August 13, 2024 beginning at 6:30PM in the Kitchen Area of the Groton Community Building. The meeting was also available via TEAMS link.

Planning Commission Members Present: Chairperson Michael Nahmias, Vice Chairperson Dawn Evans, Brent Smith, Jennifer Rogers, Steve Hart, Emily Pratt (joined meeting at 6:45PM) and Mike Welch.

Planning Commission Member Excused: None

Others Present: Jacquelyn White, Chelsea Farquharson, Tonya Stetson, Shaun Stetson, and Daniel Webster (Zoning Administrator).

1. **Call to Order** – Chairperson Nahmias determined that a quorum was present and called the meeting to order at approximately 6:30PM.

2. **Minutes, February 20, 2024** – Tabled. **Minutes, July 23, 2024** -Tabled – Members of the Commission agreed to table action on Minutes for February 20, 2024 and July 23, 2024.

3. **Public Hearing:** Chairperson Nahmias called the public hearing to order at approximately 6:31 PM - Proposed 2-Lot Subdivision Application of Robert S. Farquharson property Parcel #25-22 (136 acres) located at 1004 Scott Highway, Groton, VT with frontage off from Glover Road. Lot #1 = 130.5 acres; Lot #2 = 5.48 acres.

   Chelsea Farquharson and Zoning Administrator Daniel Webster presented application information and plat plan for proposed 2-lot subdivision. Abutters Tonya Stetson and Shaun Stetson (462 Scott Highway, Groton, VT) were present and testified that they had no objections to the proposed subdivision and were in favor of approval. Scott Stetson stated that he felt that they should be able to do what they want with their own land.

   Having no further testimony. Chairperson Nahmias declared the public hearing closed at approximately 6:35PM.

   The members of the Commission discussed findings of fact, conclusions and decision:

   Based on the information presented by the Applicant the proposed 2-lot subdivision will meet the requirements for frontage on public road or public water (Article 3, Section 304, Town of Groton Zoning Bylaw).

   Based on the information presented by the Applicant the 2-lot subdivision will meet the requirements for minimum lot size for the Rural Residential District (Article 2, Section 205.02, Town of Groton Zoning Bylaw).

APPROVED

Based on the information provided by the Applicant there is adequate space available for parking.

Based on the information provided by the Applicant there is adequate traffic access and circulation for pedestrians and vehicles.

DECISION: It was moved by Dawn Evans, seconded by Brent Smith and voted (6-0) to APPROVE the proposed Robert S. Farquharson subdivision and site plan as presented. The applicant shall provide a recordable plat plan meeting the requirements of VSA Title 27, Chapter 17, Section 1403, Section (8) to be recorded in the Town of Groton Land Records.

APPROVED

4. **Old Business:**

   a. **Town Plan** – Chairperson Michael Nahmias recommended that each member of the Commission be responsible for reviewing a section of the Town Plan reviewing the recommendations, any actions taken since the Town Plan adoption, objectives/recommendations relative to the new Town Plan, potential survey questions, text revisions and strategies. Members of the Commission will begin to discuss the individual sections of the Town Plan beginning with the next Regular Planning Commission Meeting scheduled for Tuesday, September 17, 2024. Assignments were accepted as follows:

      Introduction – All members of Commission to review.
      Education – All members of the Commission to review with input from the School Board and School Administration.
      Preservation – All members of the Commission to review with input from the Groton Historical Society.
      Land Use – Emily Pratt.
      Transportation – Brent Smith.
      Utilities/Facilities – Steve Hart.
      Energy – Dawn Evans.
      Housing - Jennifer Rogers.
      Economic Development – Mike Welch.
      Flood Resilience – Michael Nahmias.
      Recreation – Recreation Committee.

Chairman Nahmias said he would provide links to the previous survey and master plan to members of the Commission. Chairman Nahmias suggested that a survey target date could be November and also made available for Town Meeting in March 2025. Dawn Evans suggested using a survey tool that allows for tabulation in order to get the most benefit from a survey. The current Town Plan expires May 18, 2025.

Commissioner Smith said that it is important to reach out to the Selectboard, Department Heads, Fast Squad, Cemetery Commission and Library Board of Trustees to get input on the Town Plan and their thoughts, plans, and long range needs.

b. **SE GROUP – Groton Gateway Park Planning –**. It was agreed that Hannah Loope, Associate Landscape Planner with SE Group, and Elena Juodisius, Landscape Designer SE Group would appear before the next regular Planning Commission meeting scheduled for Tuesday, September 17, 2024 to present further developed concept plans and recommendations.

c. **VOREC Update** – Mike Nahmias stated that the Town has closed on Green Mountain Power property. Mike Nahmias said that there are multiple projects in progress on the railbed.

d. **ELECTION OF OFFICERS** – It was moved by Brent Smith, seconded by Dawn Evans, and unanimously voted (7-0) to elect the following officers of the Planning Commission:

Michael Nahmias – Chairperson
Dawn Evans – Vice Chairperson
Mike Welch – Secretary

e. **RULES OF PROCEDURE** – No action taken at this time.

Teams Meeting Option: The Planning Commission will hold in-person meetings, with a teleconference option using Microsoft Teams.

Next Planning Commission Meeting: **Following discussion, it was agreed to schedule the next Planning Commission Meeting for Tuesday, September 17, 2024, at 6:30 PM in the Community Building. The Regular Planning Commission meeting will be held, in-person, with a teleconference option.**

Adjourn: Having no further business or requests Chairman Nahmias declared the meeting adjourned at approximately 7:25PM.

Respectfully submitted,
Michael Welch
Michael Welch - Secretary - Groton Planning Commission

A TEAMS recording of this meeting is available for review by contacting Chairperson of the Groton Planning Commission at planning@grotonvt.com .

APPROVED