

CONSERVATION COMMISSION MEETING
JUNE 4, 2018 - 5:15 P.M.
TOWN HALL ANNEX, 134 GROTON LONG POINT ROAD
COMMUNITY ROOM 3

I. ROLL CALL

Commission: Rafferty, Dunn, Fitzpatrick, Dunphy
Staff: Jones

Rafferty called the meeting to order at 5:15 PM.

II. APPROVAL OF MINUTES

1. May 7, 2018

MOTION: To approve the minutes of May 7, 2018.

Motion by Fitzpatrick, second by Dunphy, so voted unanimously.

III. PUBLIC COMMUNICATIONS – None.

IV. ITEMS OF BUSINESS

1. Election of Secretary

MOTION: To elect Dunn as Secretary

Motion by Fitzpatrick, second by Dunphy, so voted unanimously.

2. Continue Conservation Plan update and review action items from previous meeting

The Commission reviewed the current Open Space Subdivision Zoning Regulations in response to a request to provide input. Dunn distributed a draft response memorandum and model Conservation Subdivision regulations from New Hampshire. He noted that he had made changes to the model regulations to make them specific to Groton. The Commission indicated that they would like additional time to review Dunn's material and staff noted that the June 30 deadline for comments can be extended beyond their next meeting.

The Commission felt that the existing Open Space Subdivision regulations does not require enough open space and provides no incentives to a developer so that an open space subdivision is a more attractive option than a traditional subdivision. They would like to encourage this type of subdivision near existing open space to provide expansion of that open space. Fitzpatrick noted that incentives should not apply to parcels targeted for open space acquisition. They discussed tiered incentives to allow

more density if more open space was provided or if the subdivision is proposed in certain locations. The Commission would like to see regulations that apply to unsewered areas as well as sewerred, noting that the requirements are likely to be different.

Staff will draft a memorandum with their comments and send it to the Commission for review. Their comments will be finalized at the next meeting.

V. ACTION ITEMS – No discussion.

VI. REPORT OF CHAIRMAN

Rafferty reported that Newbury has resigned from the Commission. Staff will confirm that the resignation has been sent to the Town Clerk and Town Manager's office.

Rafferty reported that attendance was very low at the Commission-hosted Trail Day hike. He noted that the hike was not in the published guidebook and asked that his personal contact information not be provided as part of registration in the future.

Rafferty asked for an update regarding the use of the Merritt Property for the new middle school. Staff noted that the DEEP is reviewing the proposal to protect a portion of the Kolnaski school property in addition to the Boulder Heights property as part of the conversion.

VII. REPORT OF STAFF

Staff reported that the current balance in the Open Space Acquisition account is \$62,436.77. The Nautilus dock is scheduled for construction in 2020, contingent on permitting.

Staff reported that the agenda distribution for all town commissions and boards will change next month. Commissioners will receive an email directing them to the town website to access their agenda packets.

In response to Dunn, staff noted that OPDS will not be hiring an intern this year. The projects that were to be done by the intern will be completed by OPDS staff.

VIII. ADJOURNMENT

MOTION: To adjourn the meeting at 7:17 PM.

Motion by Dunphy, seconded by Fitzpatrick, so voted unanimously.

Larry Dunn, Secretary
Conservation Commission

Prepared by Deborah Jones
Assistant Director