

**COMMISSION ON ACCESSIBILITY  
WEDNESDAY, NOVEMBER 30, 2022, 1:00 PM  
MINUTES**

Chairman Fleischer called the meeting to order at 1:00 PM at the Groton Center

Members present: Judy Anderson, Bob Fleischer, Lynne Pistorino and Tom Pistorino

Member absent: Alan Taylor

Others present: ADA Coordinator Michelle Collette

**MINUTES**

The motion was made by Judy Anderson, seconded by Tom Pistorino, to approve the minutes of September 26, 2022. The motion passed unanimously.

**GROTON FARMS HOUSING DEVELOPMENT**

Developer John Amaral and Mark Brooks of MG, LLC, design engineer Greg Roy of Dillis and Roy, and architect Jeremy Baldwin of Maguel Associates met with the Commission to present the proposed Groton Farms development plan to create 200 units of housing on property located at 500 Main Street. The plan includes 32 town house units and 168 apartments in three buildings, with 56 apartments in each. The development will be universally accessible and walkable. The application will be submitted under MGL Chapter 40B Comprehensive Permits.

Mr. Brooks said access to the site will be at the existing road used to serve the previous Deluxe Corporation office building. Mill Run Plaza is located across Route 119 from the proposed development. The applicant will work with MassDOT to install a crosswalk and blinking lights for pedestrians to cross Route 119. The internal speed limit on the Groton Farms site will be 15 MPH.

Mr. Roy said all the Americans with Disabilities Act and Architectural Access Board requirements will be met or exceeded. Universally accessible parking spaces will be located at the doors of each building. The site is designed to have adequate turn-around widths for fire trucks and ambulances. Emergency vehicle access will connect with Taylor Road.

Mr. Amaral said the units will be designed to be accessible or to be retrofitted after occupancy. There will be an access easement to the Nashua River Rail Trail, and there will be a community garden on the site.

Tom Pistorino asked if the construction would be in phases. Mr. Brooks said all the site work will be done first, then the buildings will be constructed in phases. He reiterated that any unit can be modified to be universally accessible. The apartments will comply with 521 CMR Architectural Access Board Regulations. Elevators will be installed in each apartment building. The town houses will be designed for people to age in place. All units in the development will be rental.

The Commission members said they look forward to seeing the plans and will submit comments to the Zoning Board of Appeals when the Comprehensive Permit application is submitted.

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### **CAROLE WHEELER PARK ACCESSIBILITY CONCERNS**

The Commission met with Michael Sarcia who owns property located at 3 West Main Street. The building on the site is the former "Aid's Attic," which is in a state of disrepair.

Mr. Sarcia sent an email, dated November 9, 2022, to the Commission expressing his concerns about the condition of the Carole Wheeler Park and the intersection of West Main Street, Townsend Road, and Pepperell Road. He said people from RiverCourt use the park, and the crosswalk from RiverCourt to the park is very dangerous. The Garden Club has planted flowers in the park and helps maintain the landscaping. He said the park has not been well maintained for more than 20 years. The benches are in disrepair, and the parking lot pavement is crumbling.

Park Commissioner Gail Chalmers was present and said the Park Commission is considering removing the parking lot all together and planting grass in the area.

Mr. Sarcia said he has spoken with the Police Chief, the Fire Chief, and the DPW Director about the safety of the intersection and parking lot. He requested that universally accessible parking spaces be installed, that the brick walkway be repaired, and the holes in the pavement near the dry well be filled.

Judy Anderson said Mr. Sarcia's concerns seem to be about lack of maintenance. Gail Chalmers said the Park Commission is working with the DPW Director about maintenance and other issues. Robert Fleischer said he shares the concerns about lack of maintenance at the park.

Mr. Sarcia said he would like to restore the Aid's Attic building for the community.

Meeting adjourned at 2:45 PM.

Respectfully submitted,

Michelle Collette  
ADA Coordinator