



TOWN OF GROTON

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HOUSING PARTNERSHIP

Peter Cunningham, Chair
Michelle Collette
Carolyn Perkins

~ ~ DRAFT ~ ~

Meeting Minutes

Date: July 23, 2018
Time: 1 pm
Location: Town Hall, Second Floor Meeting Room, 173 Main Street, Groton, MA
Attending Members: Peter Cunningham, Carolyn Perkins, Michelle Collette
Others: Mikael Lassila of S.J. Mullaney Engineering (representing both Richard Roper as applicant and Brian Lagasse as owner)
Meeting handouts: Agenda, Concept Plan dated June 12, 2018

Peter Cunningham called the meeting to order and invited the developer to present his development proposal for 63 Gratuity Road.

63 Gratuity Road

Referencing the June 12, 2018 concept plan for the site, Mr. Lassila described how the applicant (developer) envisions a two-phase multi-unit condo development under a Chapter 40B comprehensive permit. The developer has expressed an interest in a friendly 40B also known as the Local Initiative Program (LIP), where the Select Board would support the project providing that the proposed project is considered beneficial to the Town.

The site has frontage on both Jenkins Road and Gratuity Road with the middle of the parcel bisected by Tuity Brook and also bordering vegetative wetlands. The developer is proposing 90 bedrooms on the northern Gratuity Road phase of the property and another 90 bedrooms on the southern phase fronting on Jenkins Road, for a total of 45, two-bedroom units on each side of the property. The 10,000 gallon per day limit for waste water treatment with an on-site septic system has been a primary consideration for the project.

No stream crossings are envisioned. The water table is relatively high which has an impact on the space available to place the buildings once on-site septic and storm water management has been addressed. The concept plan displays a build out that would not cause disturbance to bordering vegetative wetlands or buffer areas.

Three story structures are envisioned. The footprint for each building structure would be 192 feet by 110 feet. Each residential unit would be approximately 1,300 square feet. An architect has not yet been hired.

Note that if local zoning were used rather than Chapter 40B, then the site might yield seven (7) lots on each side for a total of 14 building lots.

The committee members urged the developers to consider a portion of the project for rental housing. Mr. Lassila commented that the developer is considering a mix between homeownership and rentals, with one side of the property built out for condominiums and the other side of the property built out as a rental project. Mr. Lassila explained that Richard Roper is interested in building housing suitable for first time buyers (as in starter homes) whether those units are condominium homeownership or apartments.

Committee members also suggested that the developer's representatives meet with the Sewer Commission to see if the sewer district that is on the other side of Jenkins Road could be extended to the Jenkins Road part of the site. Mr. Lassila replied that their team is scheduled to meet with the Sewer Commission on July 25, 2019. One question is whether the fact that this would be comprehensive permit project might allow the developer to connect to public sewer without a Town Meeting vote to extend the sewer district.

Carolyn Perkins asked about the projected elevation for the septic system considering groundwater table and Mr. Lassila estimated a 4 to 5 foot high mounded system. Carolyn Perkins inquired about the use of pervious pavement and Mr. Lassila stated that the developer could go that route but he also cited long-term maintenance problems that some have experienced with pervious pavement.

Carolyn Perkins asked about screening the development from abutters. Mr. Lassila replied that landscaping, distance from the road and the preservation of mature trees would all help provide ample screening.

Michelle Collette commented on ADA issues and the need for units of all types for people of disabilities.

Carolyn Perkins observed that the design of community space is beneficial for socialization for the future residents.

Meeting adjourned at 2 pm.

Notes by Fran Stanley.