

**GROTON PLANNING BOARD
JANUARY 24, 2001
MINUTES**

Chairman Curtis called the meeting to order at 7:30 PM in the Town Hall

Members present: Curtis, Barringer, Clements, and Perkins

Member absent: Degen, Eliot, and Lewis

SITE PLAN REVIEW – FLORENCE ROCHE MODULAR CLASSROOMS (con't)

The Board continued its review of the site plan submitted by the Groton Dunstable Regional School District (GDRSD) to construct two modular classrooms at the Florence Roche School. William Murray of David Ross Associates was present.

The Board received comments from the Police Chief but not from the Fire Chief. Board members were concerned about approving the plan without benefit of the Fire Chief's comments.

Member Barringer asked if sprinklers will be installed in the modulares. Mr. Murray said, "no," they are not required because the modulares meet fire codes.

Chairman Curtis asked where GDRSD stood with the Sewer Commission in buying additional capacity from the Town of Pepperell. Mr. Murray said the school is in negotiations with the Sewer Commission and must purchase additional capacity by June 1. The schools acknowledge that this is an issue that must be resolved for four or five pending projects.

Chairman Curtis said he believes the issues about sewer capacity and review by the Fire Chief must be addressed before a building permit can be granted for the modular classrooms.

The motion was made by Clements to approve the Level II site plan entitled, "Site Plan of Land in Groton, MA prepared for Groton-Dunstable Regional School District," dated December 14, 2000, revised January 22, 2001, and supporting documentation entitled, "Florence Roche Elementary School Modular Classrooms," dated December, 2000, both prepared by David E. Ross Associates, Inc., with the following conditions:

1. A letter from the Fire Chief approving the plan must be received prior to issuance of a building permit.
2. The sewer capacity issues must be resolved with the Sewer Commission prior to the issuance of a building permit.
3. Parking for the disabled and access to the building shall comply with the requirements of the Architectural Access Board Regulations, 521 CMR, and the Americans with Disabilities Act.
4. All signs must conform to the Sign By-Law, Chapter 196 of the Code of the Town of Groton.

The motion was seconded and passed unanimously.

INTEGRITY WAY

The Board received a request from developer Douglas Miele to allow his lot on Pepperell Road to access onto Integrity Way in the future. The motion was made by Barringer to allow a new driveway serving the abutting property owned by Douglas Miele, Assessors Lot M-93, to access onto the new subdivision road, Integrity Way. The Board will advise the developer that an easement is needed to cross Parcel E if the parcel is not in the same ownership as Lot M-93. The motion was seconded and passed unanimously.

COMPREHENSIVE MASTER PLAN

The Board met with planning consultants Ken Kreutziger and Ralph Willmer to discuss possible zoning amendments to be presented at the Annual Town Meeting. The Board discussed the need to revise both Open Space Residential

Development and the Major Residential Development provisions. Mr. Willmer suggested that this should be handled as one package to see if these provisions are achieving the goals the Town wants to achieve.

The Board mentioned the new legislation allowing cluster development by-right. Mr. Willmer said the Town must build in very specific design criteria if cluster is allowed by-right. There is more control if it is subject to the special permit.

Members of the Board expressed concern that more time is needed to address the residential development questions than it has between now and the Annual Town Meeting. The Board will need time to build consensus and support for the proposed changes.

Member Perkins suggested looking at slope and hilltop requirements for the Annual Town Meeting. There are models available from other Towns such as Stowe, VT and Andover, MA.

Member Clements said the site plan review and parking provisions should be improved by including more specific design criteria. He asked why the Board has not adopted site plan review regulations. He asked why the Board cannot deny a project under the site plan review. Mr. Willmer said there are two types of site plan review – one is an administrative, by-right process and the other is a special permit process with more discretion. Groton's present site plan review provisions are by-right.

Chairman Curtis suggested that the Board consider a two-phase approach with Level I site plans by-right and Level II site plans by special permit. He added that the parking requirements have been controversial during the recent past when applied to the GDRSD's site plans. The Board should also amend the 593 Account Regulations to require project review fees for Level II site plans. Mr. Willmer said there are a number of different approaches that can be used. Chairman Curtis said the Board will work with JNEI on drafting Site Plan Review regulations.

Chairman Curtis said the Board is working with the Selectmen to change the Open Space District uses under the existing Schedule of Use Regulations. The Board can develop this amendment on its own and have the consultants review the draft amendment.

In conclusion, the Board requested that the consultants draft zoning amendments on slopes/hilltops and site plan review/parking be drafted for the Annual Town Meeting. The Board will proceed with proposed amendments to the residential sections at a town meeting in the fall. Mr. Willmer said the language will be provided to the Board within two to three weeks. He added that the implementation plan may include other areas for future consideration.

ANR PLAN – DEER HAVEN

The Board considered the Approval Not Required (ANR) plan submitted by David Moulton to change a lot line between two lots in the Deer Haven subdivision. Attorney Robert Collins presented the plan. The motion was made by Perkins to endorse the plan entitled, "Plan of Land in Groton, Mass. Owner/Applicant: Robert & Gail Carey (Lot 8) and Fox Meadow Realty Corp. (Lot 9)", prepared by R. Wilson and Associates, dated January 16, 2001. The motion was seconded and passed unanimously.

INFORMAL DISCUSSION S

Land on North Main Street - Attorney Robert Collins met with the Board to initiate discussions about constructing a 35,000 sq ft grocery store and a 18,000 sq ft restaurant on land located on North Main Street, Mill Street, and Arlington Street. The property is zoned B-1. The existing buildings on the site will be torn down. There is public water and sewer available on the site today. The intersection of Mill Street and Route 119 could be improved as part of this project. Member Barringer asked if the project includes the Groton Auto Body property. Mr. Collins said, "no." Mr. Collins said concept plan approval by Town Meeting will be required.

Peterborough Oil, Boston Road – Attorney Collins said Peterborough Oil would like to expand the existing Mobil Station by either applying for a special permit to expand a non-conforming use or by rezoning the property to B-1. Peterborough Oil may purchase the house on the corner of Boston Road and Old Ayer Road to reconfigure the site.

Member Perkins asked if a car wash will be included. Mr. Collins said, "no." Member Perkins said there are wetlands

nearby. Mr. Collins said the wetlands issues must be considered.

The Board said it would need more information before recommending whether a special permit to expand a non-conforming use or a concept plan and rezoning would be the best approach.

WOODLAND PARK

Attorney Robert Collins, representing developer Robert Hicks, requested that the Board allow a change in the clearing limitation line for Lot 3 in the Woodland Park subdivision. The proposed house is in a different location due to a change in the location of the sewage disposal system and well. The area to be disturbed will not exceed the area to be disturbed as shown on the original plan but the configuration will be different.

Attorney Joseph Holmes said the developer is not looking to cut down many trees, only to change the clearing limitation line shown on the definitive.

Mr. Collins submitted a letter dated January 11, 2001 to the Board with a sketch showing the new clearing limitation.

The motion was made by Perkins to accept the change in the clearing limitation for Lot 3 as shown on the sketch attached to the January 11, 2001 letter from Attorney Robert Collins. The motion was seconded and passed unanimously.

Mr. Collins requested that the Board approve a similar change for Lot 1 and submitted a sketch showing the change. Lot 1 has a permanent clearing restriction between the house on Lot 1 and the abutting lot owned by France. Mr. Collins said additional trees can be saved between Lots 1 and 2 with the revised clearing limitation.

The motion was made by Perkins to accept the change in the clearing limitation for Lot 1 as shown on the sketch submitted by Attorney Robert Collins and based upon the verbal understanding that there will be additional trees left between Lots 1 and 2. The motion was seconded and passed unanimously.

CVS/EMERSON SITE

Attorney Robert Collins submitted a letter dated January 23, 2001 regarding the outstanding compliance issues at the CVS/Emerson site on Boston Road. Mr. Collins stated that:

- The lights on the Emerson Medical Office building have been turned off to address complaints from abutters;
- Oil and gas traps were installed in the catch basins;
- The ponding at the intersection of Route 119 and the easterly access road has been corrected;
- The shrubs were planted in front of the CVS parking lot to screen headlight glare;
- The parcel has been deeded to the Groton Community Kindergarten for a parking lot;
- A letter from VersaLok walls has been submitted for the retaining wall.

The Board will forward the letter to its engineer and ask him to inspect the site.

PERFORMANCE BOND REDUCTIONS

Baddacook Woods - The motion was made by Perkins to reduce the amount held in the agreement entitled, "Agreement and Contract - Town of Groton Planning Board; Stoneham Cooperative Bank; Sandalwood Associates" for the Baddacook Woods subdivision to \$40,400.06 as recommended in the attached report dated January 23, 2001 from Judith Nitsch Engineering, Inc. (JNEI). The motion was seconded and passed unanimously.

Sawtell Drive – The Board received a revised estimate from JNEI for the performance bond for the Sawtell Drive (Caldwell Smith) subdivision. The Board did not take action on the bond reduction because developer Cyril Lunn has not plowed or maintained the road all winter and the conservation land has not been conveyed to the Town as required in the special permit.

Meeting adjourned 10:30 PM

Respectfully submitted,

Michelle Collette
Planning Administrator