

**GROTON PLANNING BOARD
MARCH 8, 2001
MINUTES**

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

Members present: Curtis, Clements, Eliot, and Perkins

Member absent: Barringer, Degen, and Lewis

PERFORMANCE BOND REDUCTION – SAWTELL DRIVE

The Board received a report dated January 23, 2001 from Judith Nitsch Engineering, Inc. (JNEI) estimating the cost to complete Sawtell Drive. The motion was made by Perkins to reduce the amount of the performance bond for the Caldwell Smith subdivision to \$22,911.55 as recommended in the report dated January 23, 2001 from Judith Nitsch Engineering, Inc., and to recommend that the Treasurer hold the check until CY Realty has paid all the bills for snowplowing and sanding services provided by the Town this winter. The motion was seconded and passed unanimously.

PUBLIC HEARING – BATTEN WOODS SPECIAL PERMIT & DEFINITIVE PLAN

The Board voted unanimously to continue the public hearing on March 22, 2001 at 7:30 PM as requested by the applicant.

COMMENTS TO MEPA

LandWest ENF - The Board reviewed an outline of comments to be submitted to MEPA on the ENF submitted by LandWest for a 90 – 115 lot subdivision in Groton and Pepperell. Planning Administrator Michelle Collette will draft the letter for the Board's review. Comments are due to MEPA by March 16th.

GDRSD Notice of Project Change – There were not enough members present to consider the Groton Dunstable Regional School District (GDRSD)'s Notice of Project Change because Members Eliot and Perkins could not participate. The Board received a letter dated March 2, 2001 from School Committee Chairman Karen Riggert regarding construction of the proposed emergency vehicle access road. The Board will act on its comments at its March 15th meeting.

PROPOSED ZONING AMENDMENTS

The Board reviewed the text of the proposed Hilltop and Slope Overlay District. The Board must file the text of the proposed by-law and a map showing the district with the Town Clerk when the first public hearing notice is advertised. The motion was made by Perkins to request that Cartographics produce a map of the proposed Hilltop and Slope Overlay District and new zoning map as outlined in the proposal dated January 5, 2000. The motion was seconded and passed unanimously.

The motion was made by Perkins to submit the "Hilltop and Slope Overlay District" article for the Annual Town Meeting warrant. The motion was seconded and passed unanimously.

The motion was made by Perkins to submit the "Site Plan Review Amendment" article for the Annual Town Meeting warrant. The motion was seconded and passed unanimously.

The motion was made by Perkins to submit the "Proposed 'P' Public Use District" article for the Annual Town Meeting warrant. The motion was seconded and passed unanimously. The Planning Board will sponsor the article to create the district, and the Selectmen will sponsor the article to rezone parcels to the new district.

The motion was made by Perkins to submit the "Computation of Lot Area" article for the Annual Town Meeting warrant. The motion was seconded and passed unanimously.

PUBLIC HEARING – STILL MEADOW SPECIAL PERMIT PLAN

The Board voted unanimously to extend the deadline on the special permit applications submitted by the Groton Land Foundation for Major Residential Development and Open Space Residential Development to March 31, 2001 as requested by the applicant.

The Board voted unanimously to extend the deadline on the ANR plan submitted by the Groton Land Foundation to March 31, 2001.

The Board voted unanimously to continue the public hearing on March 22, 2001 at 8:30 PM.

Meeting adjourned 9:30 PM

Respectfully submitted,

Michelle Collette
Planning Administrator