

**GROTON PLANNING BOARD  
MARCH 15, 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

**SITE PLAN REVIEW – FIRST PARISH CHURCH & LAWRENCE ACADEMY**

*(Member Eliot did not participate because she is a trustee of the Church.)*

June Johnson and Edythe Salzman of the First Parish Church, architect Robert Dion, and engineer Scott Hayes were present. The Board's consulting engineer, John Schmid of Judith Nitsch Engineering, Inc. (JNEI), was also in attendance.

Mr. Schmid presented his report dated March 15, 2001 on the drainage calculations. He recommended increasing the size of the swale to accommodate the increase in runoff. Mr. Hayes said he would look into redesigning the swale.

Chairman Curtis asked if the issues with the Water Department had been resolved. Mr. Dion said they have been.

Mr. Dion said he added a 30" arbor vitae hedge to screen headlight glare on Lowell Road.

Since there were not enough members present to act on the plan, the Board continued its review of the plan at its meeting on March 22, 2001 at 8:15 PM.

**FIRE CISTERNS IN SUBDIVISIONS**

The Board met with Fire Chief Joseph Bosselait, Selectman Virginia Wood, and John Schmid of JNEI to discuss fire cisterns in subdivision. Chief Bosselait said the Subdivision Regulations require the installation of fire cisterns in accordance with NFPA standards. The 10,000 gallon cisterns being installed in subdivisions today comply with outdated standards. Chief Bosselait requested that the Board require 30,000 gallon cisterns to meet current specifications. In addition, the Chief requested that the Board also require fiberglass cisterns with a gauge visible from the road. The fiberglass cisterns will not have to be maintained and replaced like the present cement cisterns. The cement cisterns often leak and are expensive to maintain. He said regulations should require that the design engineer provide a stamped as-built plan certifying that the cistern was installed as shown on the plan and in compliance with the regulations.

The Board requested that John Schmid draft revisions to the Subdivision Regulations regarding fire cisterns as requested by the Fire Chief. The Board will hold a public hearing on the proposed revisions. Mr. Schmid suggested that the Board may want to revisit the issue of fire hydrant placement at the same time.

**RAIL TRAIL ENGINEERING**

The Board considered the Selectmen's request to use funds in the Planning Board's engineering budget to pay for design of the rail trail parking area. The total cost of the project will be \$19,229.00 based upon a quote provided by Fay, Spoffard & Thorndike. Selectman Wood asked if the Planning Board would be willing to pay \$7950 for the survey and wetlands delineation. The remaining amount will be funded by an article to be voted on at the Annual Town Meeting.

The motion was made by Perkins that the Planning Board fund a portion of the engineering design for the parking area in an amount not to exceed \$8000.00. The motion was seconded and passed unanimously.

**SITE PLAN REVIEW REGULATIONS**

The Board met with John Schmid to discuss possible site plan review regulations. Mr. Schmid provided the Board with a copy of the regulations from the Town of Raynham to use as a model. He recommended that the Board require the posting of a performance bond for site plans and that the Board act on whether or not to release the bond prior to

the granting of a final occupancy permit by the building Inspector.

The Board will request that Ralph Willmer include language in the proposed amendment to the site plan review by-law authorizing the Board to hold performance bonds for site plans.

Member Perkins said the regulations should include limits on changing grades. Mr. Schmid said the Board should consider asking for information on the amount of cut and fill and total volume of earth material to be moved.

Member Eliot said the Board must be careful that the regulations do not discourage businesses from locating here.

Chairman Curtis asked about requiring photometric diagrams for lighting. Mr. Schmid said he did not have much experience in this area and suggested that the Board contact the Devens Commence Center for more information.

The Board stated that the regulations should strongly encourage applicants to go through the pre-submission review process and meet with public safety officials before submitting site plans.

### **CVS – EMERSON HOSPITAL COMPLIANCE ISSUES**

The Board received a letter dated March 15, 2001 from Charles Giacchetto of By-Design Construction regarding outstanding issues at the CVS-Emerson Hospital site. The Board will ask John Schmid of JNEI to review the letter. The Board will leave the issue of the balustrade and screening the HVAC units to the Board of Selectmen under § 218-24B Promotion of Harmonious Development.

### **HILLTOP & SLOPE OVERLAY DISTRICT**

The Board reviewed the preliminary map prepared by Cartographics showing the Hilltop and Slope Overlay District at 120 meters. The Board agreed that the elevation should be lowered to 114 meters.

Meeting adjourned 9:45 PM

Respectfully submitted,

Michelle Collette  
Planning Administrator