

GROTON PLANNING BOARD
FEBRUARY 21, 2002
MINUTES

Clerk Barringer called the meeting to order at 7:00 PM in the Town Hall

Members present: Barringer, Clements, Lewis and Perkins

Members absent: Curtis, Degen, and Eliot

ANR PLANS

Groton-Dunstable Regional School District –The Board considered the Approval Not Required plan submitted by the Groton Dunstable Regional School District for the property on Chicopee Row taken by eminent domain. Surveyor Michael Martorella of David Ross Associates presented the plan. Mr. Martorella explained that the previously endorsed plan had an error in one line. The new plan corrected the error.

The motion was made by Perkins to endorse as Approval Not Required (ANR) the plan entitled, “Taking Plan of Land in Groton and Dunstable, Mass., prepared for Groton-Dunstable Regional School District,” prepared by David E. Ross Associates, dated August, 2001, revised February 5, 2002. The motion was seconded. Members Barringer, Clements, and Perkins voted in favor; Member Lewis abstained. The motion did not pass and the Board will consider the plan again at its meeting on February 28, 2002.

Robert Lacombe, Boston and Shelters Roads - The Board considered the Approval Not Required plan submitted by Robert Lacombe for the property located on Boston Road and Shelters Road. Attorney Robert Collins presented the plan. Mr. Collins said Parcel B will be added to the lot where the Beef ‘n Ale Restaurant is located to correct an encroachment on an adjacent lot also owned by Lacombe. A petition will be submitted to correct the B-1 zoning district line at the 2002 Annual Town Meeting. No new lots are being created by this plan.

The motion was made by Lewis to endorse as Approval Not Required (ANR) the plan entitled, "Plan of Land in Groton, Massachusetts (Middlesex County) for Robert Lacombe" prepared by Stamski and McNary, Inc., dated January 9, 2002. The motion was seconded and passed unanimously.

Long Pond Realty, LLC & Fox Meadow Realty, Boston and Sandy Pond Roads - The Board considered the Approval Not Required plan submitted by Robert Lacombe for the property located on Boston Road and Shelters Road. Attorney Robert Collins presented the plan to create Parcel X to be conveyed to the Town of Groton for the Groton Electric Light Department and Groton Water Department facilities and Parcel Y to be conveyed to Brian Badger. Parcel Z will be conveyed from David Moulton to Robert Lacombe for the drainage system for the commercial development.

The motion was made by Clements to endorse as Approval Not Required (ANR) the plan entitled, “Plan of Land in Groton, Mass.; Owners and Applicants: Fox Meadow Realty Corp. and Long Pond Realty, LLC,” prepared by R. Wilson Associates, dated February 20, 2002. The motion was seconded and passed unanimously.

ROCKY HILL PRELIMINARY PLAN (con’t)

Attorney Robert Collins presented the Rocky Hill preliminary plan submitted on November 14, 2001 for land at the intersection of Boston Road and Sandy Pond Road. Mr. Collins said the definitive plan must be submitted by June 14, 2002 to protect the zoning freeze. A special permit application will be submitted for the housing development, and a site plan review application will be submitted for the commercial development. Both plans will be in accordance with the concept plan approved by Town Meeting.

Mr. Collins said the phasing plan may be modified because Mr. Moulton would like to construct the affordable units first.

The Board will continue its review of the preliminary plan on April 11, 2002 at 7:30 PM.

PRE-SUBMISSION REVIEW – GROTON SCHOOL STABLE

Attorney Collins met with the Board to request that the Board waive the site plan review requirements for Groton School to demolish an existing shed and replace the stable building. He noted that this is an exempt, educational use. A site plan will be submitted for this area of the campus at a later date.

The motion was made by Lewis to waive the site plan review requirements, pursuant to § 218-25A(3), for Groton School's proposed Stable Renovations as described in the attached letters dated January 23, 2002 from Attorney Robert Collins and as shown on the plan entitled, "Renovations to the Buildings and Grounds Building, Prepared for The Groton School, Groton, MA" prepared by Pfeufer/Richardson P.C. Architects, dated January 16, 2002, because the Board understands that a site plan will be submitted for site plan review in the future when changes are made to the campus including changes to the stable and laundry facilities. The motion was seconded and passed unanimously.

PERFORMANCE BOND RELEASE – AUTUMN LEAF ESTATES

The motion was made by Perkins to release the performance bond for the Autumn Leaf Estates subdivision as recommended in the report dated February 19, 2002 from Judith Nitsch Engineering, Inc. The Planning Board understands that the developer will complete Items 1 and 2 in the JNEI report prior to street acceptance. The Board determined that the construction of ways and installation of municipal services in the subdivision have been fully and satisfactorily completed by the applicant in accordance with "Chapter 346 – Subdivision of Land" of the Code of the Town of Groton. The motion was seconded and passed unanimously.

PERFORMANCE BOND REDUCTION - INTEGRITY ESTATES

The motion was made by Perkins to reduce the amount held in the performance bond for the Integrity Estates subdivision to \$42,894.37 as recommended in the report dated February 12, 2002 from Judith Nitsch Engineering, Inc. (JNEI) and to remind the developer that the bond expires on April 5, 2002 and must be renewed prior to that date. The motion was seconded and passed unanimously.

GILSON ESTATES EXTENSION

The motion was made by Perkins to sign the bond extension agreement for the Gilson Estates subdivision. The motion was seconded and passed unanimously.

LETTER OF SUPPORT – ACEC APPLICATION

The Board reviewed a draft letter prepared by Member Clements to EOEI Secretary Robert Durand in support of the nominations of the Squannassit and Petapawag areas as Areas of Critical Environmental Concern (ACEC).

Member Lewis expressed concern about the potential impact on landowners from the ACEC designation. Member Perkins suggested that the sentence referencing the Groton Management Advisory Committee be removed. Member Clements will edit the letter for the Board's review at its next meeting.

Meeting adjourned at 9:15 PM

Respectfully submitted,

Michelle Collette
Planning Administrator

