

**GROTON PLANNING BOARD
AUGUST 7, 2003
MINUTES**

Chairman Barringer called the meeting to order at 7:00 PM in the Town Hall
Members present: Barringer, Clements, Degen, Eliot, Perkins, and Wilson
Member absent: Lewis

SELECTMEN'S GOALS & OBJECTIVES

Selectman Virginia Wood met with the Board to discuss the Board of Selectmen's Goals and Objectives for the coming year. She asked the Board what else should be included.

The Board stated that budgeting for growth, improving the Four Corners intersection, encouraging the Station Avenue redevelopment plan, and addressing affordable housing needs are all very important.

Selectman Wood invited the Board to attend the Community Development Forum on August 28, 2003 at the Groton Country Club. The MRPC will conduct the forum as part of the Town's affordable housing study financed by a state grant under Executive Order 418.

The Board discussed the implementation of the Comprehensive Master Plan and the Growth Management Advisory Committee's (GMAC) five-year plan for growth. Selectman Wood said the Master Plan is under the Planning Board's jurisdiction, and the Selectmen and GMAC are willing to assist. The Planning Board will schedule a meeting in the fall to discuss progress on the implementation plan.

(Member Wilson arrived.)

ANR PLAN – JOSEPH FLAHERTY, ORION WAY

The Board considered the Approval Not Required plan submitted by Joseph Flaherty to change a lot line between Lots 2 and 3 in the Batten Wood subdivision. Mr. Flaherty said the lot line must be adjusted so the houses fit within the 150 ft circle. The motion was made by Perkins to endorse as Approval Not Required the plan entitled, "Revised Plan of Land, Lot 2R-3R, Orion Way, Batten Woods Village, Groton, MA," prepared by LandTech Consultants, dated July 29, 2003. *The motion was seconded and passed with Barringer, Eliot, Perkins, and Wilson in favor; Degen abstaining.*

SITE PLAN REVIEW – GIBBET HILL RESTAURANT (con't)

The Board continued its review of the site plan submitted by Gibbet Hill Farm, LLC, to convert two existing barns to a restaurant and function hall. Applicants Steven, Nancy and Joshua Webber, and Cynthia O'Connell of Beals Associates were present.

Ms. O'Connell said the traffic study, to be prepared by Fay, Spoffard & Thorndike, will include the intersection of Routes 40 and 119 as requested by the Board. The MRPC study of this intersection was completed in 1998 so it is out of date. FST will conduct new traffic counts at the intersection.

Ms. O'Connell reviewed the points in Beals Associates' response dated August 6, 2003 to the JNEI review dated July 23, 2003. She requested that the Board modify the parking requirements to allow five spaces plus one space for every three seats rather than one space for every two seats as required in the Zoning By-law.

Joshua Webber said 167 spaces are proposed, but the by-law requires 205 spaces. Most towns require one space for every three seats. There is room for additional parking if it is needed.

Member Degen asked about the surface of the parking spaces for the disabled. Ms. O'Connell said they would be constructed with pavers like the walkways. Member Perkins added that there must be a flat surface for wheelchair accessibility.

Member Degen asked about the slope of the drainage swales. Ms. O'Connell said the slopes would be 3:1.

Member Degen asked about lighting at the entrance. Ms. O'Connell said there would be a single pole located behind the sign off Lowell Road. Member Degen asked about lighting at the access to the function hall. Ms. O'Connell said there would be lights on the building. Member Degen suggested low-level lights be installed along the walkway for pedestrian safety. Other Board members agreed.

Ms. O'Connell noted a discrepancy in the Subdivision Regulations and Site Plan Review Regulations on the 100-year storm. She said the Subdivision Regulations define the 100-year storm as 6.5 inches in 24 hours, but the Site Plan Review Regulations say the 100-year storm is 8.3 inches in 24 hours. She asked the Board to provide clarification on the regulations.

Ms. O'Connell submitted a written request for several waivers including a reduction in the aisle width from 24 ft to 22 ft, a waiver of the vertical granite curbing requirements, and the use of star pack rather than a paved surface.

Member Degen asked how parking spaces would be delineated. He said it would be very important to keep the gravel out of the drainage swale to prevent it from clogging.

Ms. O'Connell responded that rough-cut granite would be used to protect the drainage swales. The applicant understands that regular maintenance of the drainage system will be necessary. An Operation and Maintenance Plan is included in the Stormwater Management Report.

Chairman Barringer read the comments from the Conservation Commission.

Member Wilson said this is a very well thought out plan. Pedestrian circulation is an important consideration. He suggested that the sidewalk be extended to the parking lot on the easterly side of the site.

Member Degen said screening might be needed to minimize headlight glare on the adjacent housing development, especially during the winter months. Ms. O'Connell said evergreens have been shown on the site plan. Member Degen said the elevations and proposed grade changes should be considered. More screening may be needed in this area. Mr. Webber said he is willing to plant more trees along this property line.

The applicant will submit a traffic study for the Board's review at the next meeting.

The motion was made by Perkins to extend the deadline to September 12, 2003 as requested by the applicant. ***The motion was seconded and passed unanimously.***

The motion was made by Perkins to continue the site plan review on August 21, 2003 at 9:00 PM. ***The motion was seconded and passed unanimously.***

PUBLIC HEARING (con't) – HUNT CLUB MEADOWS DEFINITIVE PLAN

The Board continued the public hearing to consider the Hunt Club Meadows definitive plan. The motion was made by Perkins to extend the deadline to September 30, 2003 as requested by the applicant. ***The motion was seconded and passed with Barringer, Eliot, Perkins and Wilson in favor; Degen opposed.***

The motion was made by Perkins to continue the public hearing on September 4, 2003. ***The motion was seconded and passed with Barringer, Eliot, Perkins and Wilson in favor; Degen opposed.***

PUBLIC HEARING (con't) – BROOKS ORCHARD SPECIAL PERMIT

(Member Degen did not participate because he is an abutter.)

The Board continued the public hearing to consider the special permit application submitted by the Groton Land Foundation for the Brooks Orchard development.

There were only four voting members present, so the Board could not go forward with the public hearing. The motion was made by Perkins to continue the public hearing on September 11, 2003 at 8:30 PM. *The motion was seconded and passed unanimously.*

STILL MEADOW STREET NAME

The Planning Board received a memorandum dated August 5, 2003 from the Building Inspector requesting that the Board not name the shared driveway at the Still Meadow development as requested by developer.

The motion was made by Wilson that the Board deny the request to name the shared driveway at the Still Meadow development. *The motion was seconded and passed with Barringer, Degen, Perkins and Wilson in favor; Eliot opposed.*

(Member Clements arrived.)

LIAISONS TO OTHER TOWN DEPARTMENTS

Members of the Board agreed to serve as liaisons to other Town departments as follows:

Board of Appeals	Carolyn Perkins
Board of Assessors	Bruce Clements
Board of Health	Joshua Degen
Board of Selectmen	George Barringer
Building Inspector	George Barringer
Conservation Commission	Bruce Clements
Fire Chief	Robert Lewis
Groton Dunstable School District	Scott Wilson
Highway Surveyor	Robert Lewis
Historic Districts Commission	Scott Wilson
Housing Authority	Carolyn Perkins
Housing Partnership	Carolyn Perkins
Park Department	Anna Eliot
Police Chief	Anna Eliot
Sewer Department	Joshua Degen
Water Department	Joshua Degen
West Groton Water Supply District	George Barringer

MASSACHUSETTS LAND USE REFORM LEGISLATION

The motion was made by Eliot to support the proposed Massachusetts Land Use Reform Act. *The motion was seconded and passed unanimously.*

MASTER PLAN ISSUES

Member Perkins offered to work with the Planning Administrator to track progress on master plan implementation.

Member Wilson noted that GMAC would like to know where the Board stands with the Development Rate Limitation by-law, the Hilltops & Slopes By-law, the Scenic Roads Corridors, and requiring special permits for duplexes. The Board will work with Attorney Mark Bobrowski on the Development Rate Limitation provisions on September 3 and 4 from 7:00 to 8:00 PM. The other items will be addressed this fall and winter.

Planning Administrator Michelle Collette said the Board should work with its engineer to develop regulations on open drainage systems if the Board would like to encourage such systems in appropriate locations. The Board agreed.

Chairman Barringer and Member Degen said they would like to work on the economic developments at Mill Street and the Four Corners.

Member Eliot said she is interested in the redevelopment of Station Avenue as well as fostering farming as a business.

Chairman Barringer said he is interested in working with Committee looking at the Town's finances.

Meeting adjourned at 9:30 PM

Respectfully submitted,

Michelle Collette
Planning Administrator

MC/lg