

**GROTON PLANNING BOARD
JANUARY 22, 2004
MINUTES**

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

Members present: Barringer, Clements, Degen, Eliot, Lewis and Wilson

Member absent: Perkins

EXECUTIVE SESSION

The motion was made by Lewis to enter into executive session to discuss the Brooks Orchard litigation and that the Board would return to open session. *The motion was seconded and passed by roll call vote with Barringer, Clements, Eliot, Lewis, and Wilson in favor.*

The motion was made by Lewis to end executive session and return to open session. *The motion was seconded and passed by roll call vote with Barringer, Clements, Eliot, Lewis, and Wilson in favor.*

(Member Degen arrived.)

PUBLIC HEARING – ROCKY HILL SPECIAL PERMITS & DEFINITIVE PLAN

The Planning Board held the continuation of the public hearings to consider the Rocky Hill special permits and definitive plan. Attorney Robert Collins requested a continuation of the public hearing since the site walk had been postponed.

The Board voted unanimously to continue the hearing on January 29, 2004 at 8:00 PM.

INFORMAL DISCUSSION – ACADEMY HILL SPECIAL PERMITS

The Board met with design engineer Lawrence Beals to discuss the possibility of extending the Open Space Residential Development and Major Residential Development special permits for the Academy Hill subdivision. He noted that although the Planning Board approved the definitive plan on May 9, 2002, the MEPA process is still pending. The Planning Board granted the special permits on March 7, 2002, with an effective date of April 8, 2002. Mr. Beals said if the Board does not grant an extension, the definitive plans would be endorsed and recorded at the Registry of Deeds.

Member Degen asked about the status of the Natural Heritage and Endangered Species Program (NHESP) review of the plan. He said he would like to see a letter from NHESP before making a decision on the special permit extension.

Member Clements said NHESP already sent a letter dated September 3, 2003 to the applicant and copy to the Planning Board. It is only fair to allow the applicant to continue with the process. Other Board members agreed.

Planning Administrator Michelle Collette said a new application, public hearing and notice to abutters is required. Mr. Beals said they would submit the application in the near future.

INFORMAL DISCUSSION – McGOVERN LAND, LONGLEY ROAD

(Member Eliot stepped down because she lives nearby on Longley Road.)

The Board met with brothers Hugh and George McGovern and Bard Bobzen to discuss possible development of the McGovern property on Longley and Sand Hill Roads. Hugh McGovern said his daughter and son-in-law, Brad Bobzen, would like to build a house on the family's land in Groton.

Chairman Barringer asked how much frontage and acreage the parcel contains. Mr. McGovern said the 50-acre parcel has about 1000 ft of frontage on Longley Road and 1500 ft on Sand Hill Road.

Chairman Barringer and other members of the Board encouraged the McGoverns to plan development of the land very carefully. Mr. McGovern said their engineer has identified wetland areas and is working on topographic plans.

Anna Eliot asked if Town water would be extended to the site. Mr. McGovern said, “no,” they would use private wells.

Member Degen suggested that the McGoverns consider using the new Residential Compound regulations adopted in May, 2003. This type of development is less expensive and results in a more rural setting. The family could also consider using the new Flexible Development provisions adopted at the 2003 Annual Town Meeting.

Member Lewis said since the land abuts the Shepley Hills Conservation Area, the landowner might want to think about protecting a portion of the land near the conservation area.

Chairman Barringer said the by-laws and regulations offer many options to benefit both the landowner and the Town.

Mr. Bobzen asked about the time frame of the approval process. He said he and his wife would like to build their house within a year. Chairman Barringer said it depends upon many factors, including Board of Health, Conservation Commission, and Planning Board concerns. However, good quality engineering helps the process go more smoothly.

MINUTES

The motion was made by Lewis to approve the minutes of January 8, 2004 and January 15, 2004 regular session. The motion was seconded and passed with Barringer, Clements, Degen, Lewis, and Wilson in favor; Eliot abstaining.

The motion was made by Lewis to approve the minutes of January 8, 2004 and January 15, 2004 executive session. The motion was seconded and passed with Barringer, Clements, Lewis and Wilson in favor; Degen and Eliot abstaining.

Meeting adjourned at 8:45 PM

Respectfully submitted,

Michelle Collette, Planning Administrator