

**GROTON PLANNING BOARD  
FEBRUARY 10, 2005  
MINUTES**

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

Members present: Eliot, Degen, Clements and Perkins

Members absent: Barringer, Lewis and Wilson

**SITE PLAN REVIEW – CROSSROADS PLAZA**

Design engineer Mark Sleger of LandTech requested that the Board extend the deadline and continue its review of the Crossroads site plan until all members of the Board could be present.

The Board voted unanimously to extend the deadline to March 30, 2005 as requested by the applicant.

The Board voted unanimously to continue review of the Crossroads Plaza site plan on March 3, 2005 at 8:30 PM.

**SITE PLAN REVIEW – GROTON COLLISION**

The Board received a letter dated February 10, 2005 from Attorney Ray Lyons requesting a continuation of the site plan review until all members of the Board could be present.

The Board voted unanimously to continue review of the Groton Collision site plan on March 3, 2005 at 8:05 PM.

**MILL RUN PLAZA UPDATE**

The Board met with developers Robert Walker and Peter Potenza, design engineer Mark Sleger of LandTech, and Roger Goscombe and Elizabeth Holwech of Century 21 regarding Mill Run Plaza.

Mr. Sleger said he met with William Maher of Judith Nitsch Engineering, Inc. (JNEI) and Planning Administrator Michelle Collette on February 9, 2005 to discuss remediating the drainage problems at the Mill Run Plaza site. The contractor placed hay bales at all the outlets to prevent further erosion as directed by Mr. Maher. The third detention basin on the northerly side of Mill Street is too small for the 100-year storm. This basin should be enlarged as soon as possible – hopefully within the next week. Mr. Sleger submitted a sketch and calculations to the Board and to JNEI showing interim measures. The final as-built plan will be prepared when the remaining work is completed in the spring. Mr. Sleger said everyone agrees that there are things that need to be addressed. Some work will be done now; some will be done in the spring. Mr. Sleger requested that the Board sign off on temporary occupancy permits with the understanding that no final occupancy permits will be issued until everything complies with the approved site plan.

Member Degen said his major concerns are the drainage system, the fence, and the retaining wall at the rear of the site along Mill Street. The existing drainage basins are not sized properly to accommodate runoff from Mill Run Plaza, the Mill Street relocation, and Groton Residential Gardens.

Mr. Sleger said the capacity of Basin #1 is 25% less than designed and Basin #2 is 40% less, but they can handle the 100-year storm. However, it is critical to enlarge Basin #3 as soon as possible.

Member Degen said it is in the public interest for the developer to comply with the approved site plan, especially for the drainage system. He said he would not vote to recommend issuance of temporary occupancy permits until the basins are constructed to handle the 100-year storm.

Mr. Sleger agreed that Basin #3 must be enlarged now, but Basins 1 & 2 can be enlarged in the spring. Basins 1 & 2, as constructed, can handle the 100-year storm if Basin #3 is enlarged as shown on the sketch plan submitted to the Board and to JNEI.

Member Degen said the developer should have confirmed that the basins were sized properly when they were constructed. He said he is concerned with the public's use of the site when the drainage system does not comply with

the approved site plan. He asked how people will be able to access the site if the drainage ponds must be reconstructed and pavement is ripped up.

Mr. Sleger said it is his stamp on the plan and his liability. He said work will be done to correct the problem by enlarging the third basin. Member Degen asked if enlarging the third basin could be a permanent solution so the other two basins do not have to be enlarged. Mr. Sleger said he would have to submit additional calculations to demonstrate that Basins 1 and 2, as they exist today, will handle the 100-year storm. Member Degen said if JNEI confirms the calculations he would support issuance of the temporary occupancy permits as long as the other issues with the fence and retaining wall are resolved.

Mr. Sleger said a Structural Engineer must evaluate the wall, but he is confident that there is no issue with scouring from water flowing in the drainage swale at the base of the wall. Member Degen said he would like concurrence from JNEI on this point as well. Mr. Sleger asked that the Board vote to recommend the issuance of temporary occupancy permits provided that JNEI agrees with the calculations and remediation plan.

Member Perkins asked about erosion control. Mr. Sleger said the hay bales were placed at the outlets as directed by Mr. Maher. The other stabilization work will be done in the spring. Member Perkins agreed that the Board must receive confirmation of the drainage calculations from JNEI.

Member Clements said he would agree with issuance of temporary occupancy permits as long as JNEI concurs with the calculations. He asked if the changes to the basins would be shown on the final as-built plans. Mr. Sleger said the changes will be submitted to the Planning Board and JNEI for review and approval first, and then they will be shown on the as-built plans.

Roger Goscombe, owner of Century 21 Real Estate, said he is ready to move into his unit tomorrow. The Building Inspector and Fire Chief are both very happy with the building. Only 20% of the units are constructed so there is plenty of room for people to park when work is taking place on the site. Mr. Goscombe said his business and the Nashoba Valley Health Center are members of the community. The Planning Board should allow them to go forward and move in now.

Member Perkins responded that the Board is concerned about small businesses, but it also has a responsibility for public safety issues such as flooding or icing on the public roads.

Planning Administrator Michelle Collette noted that the parking calculations show that 111 parking spaces have been allocated to date. There is a total of 207 parking spaces. The Mill Run Plaza site plan approval includes a condition which states:

“The uses on the site shall be limited to what the total number (207) of parking spaces shown on the plan can service in accordance with § 218-213B.”

Member Degen asked how soon the work on the retention ponds could be done. Mr. Sleger said, “next week.” Member Degen asked if everything could be completed by February 28, 2005. Mr. Sleger said, “yes.”

The motion was made by Degen to recommend that the Building Inspector issue temporary occupancy permits for the six units under construction (491A, 495A, 495B, 495E, 497A, 495 B) with the following conditions:

1. The Planning Board must receive confirmation from JNEI that the remediation plan and calculations submitted by LandTech on February 9, 2005 are correct before issuance of any temporary occupancy permits. All work on the drainage system shown on the remediation plan shall be completed by February 28, 2005.
2. The applicant must submit the design of the fence to be installed on top of the retaining wall to the Board by February 28, 2005.
3. The applicant shall submit a statement from a Registered Structural Engineer that the retaining wall, with the

swale of running water at its base along Mill Street, is structurally sound to the Building Inspector and Planning Board by February 28, 2005.

4. The applicant shall move the stockpile of soil adjacent to Route 119 near the abandoned portion of Mill Street by February 28, 2005.
5. The applicant shall submit a remediation plan for stabilizing all four drainage basins to the Planning Board by February 28, 2005.

***The motion was seconded and passed unanimously.***

#### **ANR PLAN – STEVEN SMITH, OLD AYER ROAD**

The Planning Board considered the Approval Not Required (ANR) plan submitted by Steven, Richard and Beverly Smith to create one new building lot on Old Ayer Road at the Groton-Ayer townline. Mr. Smith and engineer Calvin Goldsmith of GPR, Inc. were present.

Mr. Smith said the land in Ayer will be developed for a 55 and older housing development. The one new lot in Groton has 2.33 acre and 410 ft of frontage on Old Ayer Road.

The motion was made by Perkins to endorse as Approval Not Required for Lot 3 in Groton the plan entitled, "Definitive Subdivision in Ayer and Groton, Mass., Prepared for/Owned by: Steven, Richard and Beverly Smith," prepared by GPR, Inc., dated February 3, 2005. ***The motion was seconded and passed unanimously.***

#### **DEER HAVEN PERFORMANCE BOND REDUCTION**

The Board received a report dated February 10, 2005 from JNEI with a cost-to-complete estimate of \$55,550.11 for the Deer Haven subdivision.

Member Degen asked if the conservation restriction was recorded at the Registry of Deeds. Planning Administrator Michelle Collette said the restriction was submitted to the Conservation Commission and Executive Office of Environmental Affairs, but it has not been recorded to date.

The motion was made by Degen to reduce the bond for the Deer Haven subdivision to \$55,550.11 as recommended in the JNEI report dated February 10, 2005 and to inform the developer that the Board would not reduce the bond again until the conservation restriction is on record. ***The motion was seconded and passed unanimously.***

#### **LANDSCAPE ARCHITECT INTERVIEWS**

The Board received nine proposals from landscape architects for peer review services. The Board decided to interview Carol Johnson Associates, The Cecil Group, and Dodson Associates on March 10, 2005.

Meeting adjourned at 8:30 PM

Respectfully submitted,

Michelle Collette  
Planning Administrator

