

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

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

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

Members absent: Lewis

**LANDSCAPE ARCHITECT INTERVIEWS**

**Carol R. Johnson Associates** – The Board interviewed Bruce Liesh and John Amodeo of Carol R. Johnson Associates. Mr. Liesh described their experience with commercial development projects in Framingham, Natick, and as consultants for the Devens Enterprise Commission. CRJA helped write rules and regulations for the Devens Enterprise Commission and performed design review work for Devens for seven years. CRJA was part of the design team for the new Groton-Dunstable Regional High School on Chicopee Row.

**Dodson Associates** – The Board interviewed Peter Flinker of Dodson Associates. Dodson has worked with many small towns and regional planning agencies on open space/conservation design projects, design guidelines, open space plans and master plans for specific sites. Mr. Dodson presented plans for the “Tree House” development, an affordable housing project in East Hampton.

**The Cecil Group** – The Board interviewed Jay Olmsted, Steven Cecil, and David O’Connor of the Cecil Group. Mr. Olmsted described work for the Hingham Shipyard, the Greenbush commuter rail, and a streetscape plan in Falmouth. Locally, the Cecil Group worked on Ayer’s Main Street revitalization plan and the Stoneybrook Middle School on Route 40 in Westford. Mr. Cecil noted that he is an architect as well as a landscape architect.

**MILL RUN PLAZA UPDATE**

*(Member Wilson stepped down.)*

The Board met with Attorney Robert Collins, representing Ryan Development, and business owners who hope to receive occupancy permits in the near future.

Mr. Collins said Ryan Development completed all the issues required in the Planning Board’s February 16, 2005 memorandum to the Building Inspector. He noted that the Board received a report dated March 8, 2005 from Judith Nitsch Engineering, Inc. (JNEI) and a letter with a time schedule dated March 10, 2005 from Ryan Development. Mr. Collins submitted a letter dated March 10, 2005 regarding the fence. Planning Administrator Michelle Collette said Ryan Development also paid its engineering bills in full.

Member Degen said he would prefer to see a solid fence along Mill Street to prevent headlight glare. Mr. Collins said the black chain link fence is visually unobtrusive and was installed for safety reasons as recommended in the JNEI report dated May 20, 2004. A solid fence on top of the retaining wall would look like an unnatural barrier. Member Degen said he still wants to see the fence changed to prevent headlight glare on houses on Mill Street. However, he said he was willing to vote to recommend occupancy permits for the businesses under construction but will not support issuance of a building permit for Building #5.

Member Perkins suggested asking the neighbors for their opinion on the fence and using landscaping to address headlight glare. She agreed that the fence was required to address safety concerns.

Member Clements asked why the stockpile of loam could not be moved now. Mr. Collins said it will be done in the spring, before April 15, 2005, as stated in Ryan Development’s letter. Hay bales will be installed at the base of the stockpile to prevent erosion.

Member Barringer agreed that the black chain link fence is not very visible. However, the applicant should address headlight glare onto abutting properties. He asked if mature plantings could be added. Mr. Collins said this issue could be addressed at the one-year compliance review.

The motion was made by Degen to send a letter to the abutters on Mill Street asking if they would prefer the black chain link fence as installed or a solid fence. ***The motion was seconded and passed unanimously.***

The motion was made by Perkins to send a memorandum to the Building Inspector recommending that he issue building permits and temporary occupancy permits for the units in Buildings 1–4. ***The motion was seconded and passed unanimously.***

The motion was made by Perkins to recommend that the Building Inspector not grant the building permit for Building #5 until final grading on all drainage basins (Basin 1, 2, 2A, and 3) is completed to the size shown on the approved site plan, as stated in Item #1 of the letter from Ryan Development. The work must be reviewed and approved by the Planning Board and JNEI prior to the Board signing off on the building permit. ***The motion was seconded and passed unanimously.***

## **LANDSCAPE ARCHITECTS**

The Board discussed the landscape architects. Member Clements preferred Dodson with the Cecil Group as his second choice; Members Degen and Perkins preferred the Cecil Group; Member Wilson preferred the Dodson Group with CRJA as his second choice; and Chairman Eliot preferred CRJA. The Board will check references before selecting its consultant.

Meeting adjourned at 11:00 PM

Respectfully submitted,

Michelle Collette  
Planning Administrator