

**GROTON PLANNING BOARD
OCTOBER 6, 2005
MINUTES**

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

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

Members absent: Lewis and Wilson

MONARCH PATH PRELIMINARY PLAN

The Planning Board continued its review of the Monarch Path preliminary plan submitted by Ebrahim Masalehdan to create 14 lots on land located on Gilson Road. Design engineers David Buhlman and Daniel Sweeney of TF Moran Engineering and several abutters were present.

Mr. Buhlman presented a revised plan showing 14 lots with frontage on a shorter loop road and 1000 ft long cul de sac. He said the wetlands are not included in the area calculations for Lots 4 and 5. TFMoran's wetlands scientist will meet with the Conservation Commission to confirm the wetlands delineation. Mr. Buhlman submitted a revised plan and profile of the road to the Planning Board and to Judith Nitsch Engineering, Inc. (JNEI). The profile meets the 7 ft cut and fill limitation as required in the Subdivision Regulations.

Member Eliot said, at the recent site walk, there were questions about the distance between the curb curs. Mr. Sweeney said the distance is 400 ft, measured centerline to centerline.

Member Perkins asked about the length of the cul de sac. Mr. Buhlman said it is 1000 ft. Member Perkins asked if the amount of fill in the cul de sac exceeds 7 ft. She said it looks more like 8 ft in some areas. Mr. Buhlman said this will be corrected to meet the regulations. Member Perkins noted that the road crosses the bedrock outcropping. She asked if blasting will be required to construct the road in this location. Mr. Buhlman said, "yes."

Member Degen stated that there are cut and fill issues in numerous locations shown on the profile. The applicant must prove that he can create 14 lots without any variances or waivers.

Member Barringer said the seven foot limitation on cut and fill must be measured across the entire right-of-way including the cul de sac. He asked the length from Gilson Road to the intersection between the loop road and cul de sac. Mr. Buhlman said it is 800 ft.

Chairman Clements said the Conservation Commission must confirm the wetlands delineation to be sure each lot has 80,000 sq ft upland area.

Abutter Russell Broz asked about the wetlands on Lots 4 and 5. The Board responded that the Conservation Commission must review the delineation.

Abutter Ellen Weber asked if there is consensus that a police substation should be constructed in this subdivision as offered by the applicant. Mr. Buhlman said, "yes," the police substation, sidewalks, and other amenities will be provided. Ms. Weber asked whether a police substation is really needed in this area.

The Board said it could not act on the preliminary plan until the Conservation Commission confirms the wetlands delineation and JNEI reviewed the latest revisions to the plan.

The Board voted unanimously to extend the deadline to November 3, 2005.

The Board voted unanimously to continue its review of the plan on October 20, 2005 at 7:30 PM.

COMMUNITY PRESERVATION COMMITTEE REPORT

Member Perkins presented the Community Preservation Committee's recommendations for funding to the Board. The

October 24, 2005 Special Town Meeting will act on the following warrant articles:

- Conservation Fund \$185,000
- Town Clerk Archives \$85,000
- Housing Authority affordable units \$81,000
- Town Beach docks \$23,900
- Historical Commission inventory \$22,000
- Fitch's Bridge engineering \$60,000

The Planning Board will vote on its recommendations to Town Meeting at its regular meeting on October 20, 2005.

SITE PLAN REVIEW - LAWRENCE ACADEMY TENNIS COURTS

The Board reviewed the site plan submitted by Lawrence Academy to construct four new tennis courts off Lowell Road. Linda Deacy of Lawrence Academy and design engineer Gerry Buzanowski of Ducharme and Dillis were present.

Mr. Buzanowski described the proposed project to replace two existing tennis courts with four new tennis courts to be constructed this fall. The courts will be at two levels with a ten-foot retaining wall in between. The courts will be graded to collect runoff that will be discharged to the existing catch basin. The overall drainage system will be designed when the addition to the Ferguson Building is planned next year. There will be a very slight (less than one cfs) increase in runoff over Lovers Lane near the lower tennis courts.

Chairman Clements read the JNEI report dated October 6, 2005 and the comments from the Board of Health, the Building Inspector, the Water Department and the Conservation Commission.

Linda Deacy said it is critical for Lawrence Academy to be able to replace the tennis courts this year so work on the Ferguson Building can take place next year.

Member Barringer asked if there would be any changes to lighting or fences. Mr. Buzanowski said there would be no new lights and the retaining wall would have a safety fence as required in the Building Code.

Member Eliot asked if there would be any changes to the road. Ms. Deacy said, "Not at this time."

Member Eliot asked about the slope at the intersection. Mr. Buzanowski said it is 20% or a 5:1 grade.

Member Perkins said the Board has many concerns about water and other engineering issues at the site. Member Degen agreed that adding more impervious surface diminishes storage capacity for runoff. The future site plan for the Ferguson Building should be prepared to address drainage issues.

Chairman Clements asked the Board if it was ready to vote on the site plan. Member Degen said he is still concerned about drainage. Linda Deacy said a continuation would be a problem because they must construct the tennis courts as soon as possible. Mr. Buzanowski said he would work with JNEI to resolve any outstanding drainage issues.

The motion was made by Perkins to approve the Level I site plan entitled, "Site Plan – Proposed Tennis Courts - Lawrence Academy, Groton, MA," prepared by Ducharme & Dillis Civil Design Group, Inc.," dated September 26, 2005, with the following conditions:

1. The applicant shall ensure that construction results in no net increase in runoff from the site as stated Item #1A in the attached report dated October 6, 2005 from Judith Nitsch Engineering, Inc. (JNEI).
2. The applicant shall address existing and potential erosion problems as stated in Item #1B & C in the JNEI report.
3. The retaining wall and chain link fence shall be set back a minimum of twenty (20) feet as recommended in the

memorandum dated September 30, 2005 from the Water Department.

4. The applicant shall work with the Highway Surveyor and JNEI to provide a temporary drainage solution so that no runoff flows onto Route 40.

The motion was seconded and passed unanimously.

MINUTES

The Board voted to approve the August 11, 2005; August 18, 2005; and September 8, 2005 minutes.

BOSTON ROAD MARKETPLACE

The motion was made by Degen to send a letter to Shaw's asking about the intended uses of the other buildings on the site and reminding Shaw's that these uses must be consistent with the approved site plan. *The motion was seconded and passed unanimously.*

Meeting adjourned at 9:15 PM

Respectfully submitted,

Michelle Collette
Planning Administrator