

**GROTON PLANNING BOARD
DECEMBER 1, 2005
MINUTES**

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

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

Member absent: Wilson

PUBLIC HEARING –REEDY MEADOW ESTATES

The Board received a letter dated December 1, 2005 from Gary Shepard at David Ross Associates requesting an extension of the deadline and continuation of the public hearing for the Reedy Meadow Estates subdivision.

The Board voted unanimously to extend the deadline to February 15, 2006 as requested by the applicant.

The Board voted unanimously to continue the public hearing on January 12, 2006 at 8:30 PM.

HIGH OAKS PATH BOND RELEASE

The Board received a letter dated November 30, 2005 from Robert Kiley requesting a release of the performance bond in the amount of \$10,000, held in a pass book by the Town Treasurer, for High Oaks Path Realty's shared driveway off Old Dunstable Road. Members of the Board will look at the site prior to acting on the bond release.

MILL RUN PLAZA – GROTON RESIDENTIAL GARDENS

The Board received a letter dated November 28, 2005 from Attorney Douglas Deschenes stating that Ryan Development would not submit an application to modify the Mill Run Plaza site plan as requested by the Planning Board in its letter dated November 18, 2005. The Board requested the modification of the site plan to address flooding problems that occurred in October when retention basin #3 overflowed and flooded abutting properties at 10, 17 and 26 Anthony Drive.

Member Eliot stated that the Zoning Board of Appeals' (ZBA) decision to modify the Groton Residential Gardens Comprehensive Permit should have required Planning Board review and a modification of the Mill Run Plaza site plan since both projects share the same drainage system. There are no engineering details in the ZBA's decision. The drainage system has failed the town and the abutters. She asked how the ZBA could approve a modification of the comprehensive permit plan without drainage calculations, a stamped engineering plan, or Planning Board review of the Mill Road site plan. She said the Board still has jurisdiction over Mill Run Plaza.

Member Lewis said it is clear to him that the drainage system has failed and that failure also jeopardizes Mill Street, a public way.

The Board will request a meeting with the Board of Selectmen, Building Inspector, ZBA, Town Counsel and a representative from Judith Nitsch Engineering, Inc. (JNEI) to discuss what steps the Town can take to remedy the situation.

ZONING AMENDMENTS

The Board discussed possible zoning amendments to be proposed at the 2006 Annual Town Meeting.

Site Plan Review - The first priority is to amend §218-25 Site Plan Review to require special permits for Level II site plans and to add a provision stating that the Board has the authority to require modification of the site plan for just cause. Special permit requirements will also enable the Board to collect fees for engineering review for deposit in 593 escrow accounts. The Board will ask Town Counsel Judith Cutler for assistance in preparing the draft language of the proposed amendment.

Water Resource Protection Districts – The Planning Board will meet with the Board of Health on January 12, 2006

to discuss possible amendments to the Water Resource Protection Districts by-law to address nitrate loading concerns in Zone III. The Board will invite the Groton Water Department and West Groton Water Supply District to the meeting.

MINUTES

The Board voted to approve the minutes of November 3, 2005, November 10, 2005, and November 17, 2005.

Meeting adjourned at 8:30 PM

Respectfully submitted,

Michelle Collette
Planning Administrator