

**GROTON PLANNING BOARD
MARCH 30, 2006
MINUTES**

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

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

Member absent: Barringer and Lewis

SITE PLAN REVIEW – OLIVER WRIGHT MEADOWS

The Board continued its review of the Oliver Wright Meadows site plan submitted by James Patierno to construct 48 housing units off Cow Pond Brook Road. Attorney Robert Collins represented Mr. Patierno at the meeting.

Member Degen expressed concern about the waivers requested by the applicant for this site plan.

At the request of the applicant, the Board voted unanimously to continue the review of the Oliver Wright Meadows site plan on April 20, 2006.

The Board voted unanimously to extend the deadline to May 30, 2006 as requested by the applicant.

SITE PLAN REVIEW - ROCKY HILL LANDSCAPING

The Board continued its review of the site plan submitted by David Moulton for landscaping in the Rocky Hill subdivision. Attorney Robert Collins and landscape architect Lorayne Black presented the plan.

Member Degen said he still has concerns about the pine trees as he stated at the previous meeting. Ms. Black said she changed the white pine trees to fir trees in response to comments from the Board.

Ms. Black said she met with Tree Warden Robert T. Delaney to review the street trees. Some flexibility was added to the plan as requested by the Tree Warden.

Member Degen asked if the trees would be nursery stock or transplanted from elsewhere on the site. Mr. Collins said only the white pines will be transferred. The remainder will be nursery stock. Mr. Collins added that the parking area was designed to comply with the Natural Heritage and Endangered Species Program (NHESP) requirements.

The motion was made by Degen to approve the site plan entitled, "Rocky Hill Subdivision – Planting Plan; Street Trees," prepared by Garden Gates Landscapes, dated January 5, 2006, revised March 14, 2006, for the open space parking area and street trees, with the following condition:

1. The street trees shall be in conformance with the Subdivision Regulations, § 381-13C.

The motion was seconded and passed unanimously.

ANR PLAN – RICHARD LEWIS, HOYTS WHARF ROAD

The Board considered the Approval Not Required plan submitted by Richard Lewis to change a lot line between two lots on Hoyts Wharf Road and Cow Pond Brook Road.

Attorney Robert Collins presented the plan with Parcel A, containing 13,207 square feet, that will be combined with an existing lot so the homeowner's well will be on their property.

The motion was made by Degen to endorse the plan entitled, "Plan of Land in Groton, Massachusetts; Owner: Richard Lewis," prepared by Ducharme & Dillis, dated January 10, 2006, revised April 1, 2006, with the condition that the surveyor correct notes on the plan prior to endorsement. *The motion was seconded and passed unanimously.*

DRAFT ZONING AMENDMENTS

The Board reviewed and voted unanimously to approve the latest revisions of the zoning amendments to the Water

Resource Protection Districts, Off Street Parking, Site Plan Review and Inclusionary Zoning provisions. The proposed amendments will be filed with the Town Clerk on March 31, 2006. The Board will hold its public hearing on April 20, 2006.

PRE-SUBMISSION REVIEW – STEVE GILLIS, 536 MAIN STREET

Steve Gillis met with the Board to present a preliminary site plan for 536 Main Street. He showed the Board various photographs of other professional office buildings located in Beverly, Massachusetts and Stratham, New Hampshire. He is considering a similar type of architecture for construction at 536 Main Street.

Member Perkins suggested moving the buildings forward and adding more landscaping between the buildings and Route 119. Mr. Gillis said the proposed retail-office building would require 51 parking spaces. The site will be well landscaped and screened.

Member Degen asked about the size of the footprint and what type of retail use would be in the building. Mr. Gillis said he did not know yet, but the retail uses would be on the first floor and professional offices on the second floor.

Chairman Clements asked Mr. Gillis if he would be willing to meet with the Board's design consultant when he is ready to submit his plans. Mr. Gillis said, "yes," and stated that he would like to work with the Board at the conceptual phase. The Board said it appreciated the opportunity to comment on proposed design during the early phases of the project and thanked Mr. Gillis for his presentation.

BATTEN WOODS BOND RELEASE

The Board received a request dated March 15, 2006 from Kenny Mok of Verdant Arch to release the bond for the Batten Woods subdivision. The Board also received a report dated March 16, 2006 from Judith Nitsch Engineering, Inc. (JNEI) citing on-going drainage problems on Lot 1.

The motion was made by Degen not to release the bond until the drainage problems on Lot 1 have been resolved to the Board's satisfaction. The Board requests that the corrective measures on Lot 1 be completed no later than May 15, 2006. *The motion was seconded and passed unanimously.*

CVS – EMERSON HOSPITAL SITE COMPLIANCE ISSUES

Members of the Board expressed concern about the CVS/Emerson Hospital Medical Offices site because heavy equipment and several dumpsters are obstructing parking spaces.

The motion was made by Degen to send a letter to the landowner reminding him that the parking spaces at the Emerson Hospital-CVS site must be left open and available for parking. The spaces should not be obstructed by dumpsters, storage containers, or heavy equipment. *The motion was seconded and passed unanimously.*

MONARCH PATH CLARIFICATION

The Planning Board received a letter dated March 10, 2006 from TF Moran regarding the Monarch Path subdivision. The motion was made by Perkins to confirm that a special permit is required for the project under §218-26.1 Major Residential Development and that the Planning Board has the authority to determine which plan better serves the needs of the Town. *The motion was seconded and passed unanimously.*

MINUTES

(Note: Member Wilson did not vote on minutes of meetings when he did not participate.)

The Board voted unanimously to approve the January 5, 2006 minutes.

The Board voted unanimously to approve the January 12, 2006 minutes.

The Board voted unanimously to approve the January 19, 2006 minutes.

The Board voted unanimously to approve the January 26, 2006 minutes.

The Board voted unanimously to approve the February 2, 2006 minutes.

The Board voted unanimously to approve the February 9, 2006 minutes.

The Board voted unanimously to approve the February 16, 2006 minutes.

The Board voted unanimously to approve the February 23, 2006 minutes.

The Board voted unanimously to approve the March 9, 2006 minutes.

Meeting adjourned at 9:15 PM

Respectfully submitted,

Michelle Collette
Planning Administrator