

**GROTON PLANNING BOARD
APRIL 6, 2006
MINUTES**

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

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

Member absent: Barringer & Eliot

DESIGN GUIDELINES

The Planning Board met with Peter Flinker of Dodson Associates to discuss the draft "Design Guidelines for Commercial Development," dated April 6, 2006.

Mr. Flinker presented a series of slides taken in Groton and other New England towns showing a variety of commercial and residential developments, including slides of Groton Exchange, CVS – Emerson Hospital, Mill Run Plaza, Boston Road Marketplace, and the Samantha Realty Trust development. Mr. Flinker spoke about streetscapes, pedestrian access and circulation, the importance of landscaping, architectural massing, mixed use sites, and building strong neighborhoods. Mr. Flinker also showed several slides of Mashpee Common as a good example of a Planned Unit Development (PUD) with both commercial and residential development.

Member Degen commented that the design guidelines should include signs.

The Board will review the draft design guidelines and provide comments to Mr. Flinker at the next working session on May 4, 2006.

PROPOSED DEMOLITION DELAY BY-LAW

Historical Commission Members Alvin Collins, Bob DeGroot, Richard Dabrowski and Shirley Wishart met with the Board to explain the proposed Demolition Delay By-law. Mr. Collins said many communities in Massachusetts have similar by-laws to protect significant historic structures. If a building is more than 75 years old, the Building Inspector must refer applicants to the Historical Commission prior to granting a permit to demolish a structure. The applicant must meet with the Historical Commission to explore alternatives. Mr. Collins said the Commission is working on its inventory of historically significant structures with funds from the Community Preservation Act.

The motion was made by Wilson to support the proposed Demolition Delay By-law at the Annual Town Meeting. ***The motion was seconded and passed with Clements, Degen, Perkins, and Wilson in favor; Lewis abstaining.***

MILL RUN PLAZA SITE PLAN MODIFICATION CONDITION

(Note: member Wilson did not participate and left the meeting.)

Town Counsel Judith Cutler recommended that the Board revise Condition #10 regarding the drainage easement in the Mill Run Plaza Site Plan Review Modification so that the easement is granted to Mill Run Plaza and not to the Town of Groton.

Member Degen noted that the swale along Mill Street and Retention Basin #3 do receive stormwater from Mill Street, a public way.

The motion was made by Perkins to revise Condition #10 of the Mill Run Plaza modification, dated March 28, 2006, by deleting:

10. The applicant shall provide to the Town of Groton an easement, suitable in form and content to the Planning Board, for maintenance of the drainage system. The easement shall be recorded at the Registry of Deeds prior to Ryan Development turning over the Mill Run Common facilities to the condominium unit owners.

And replacing it with the following:

10. The applicant shall provide to the Mill Run Plaza condominium a deeded easement, for use and maintenance of the drainage facilities including Basin #3 located on Groton Residential Gardens site, suitable in form and content to the Planning Board. The easement shall be recorded at the Registry of Deeds prior to Ryan Development turning over the Mill Run Common facilities to the condominium unit owners. The easement shall be recorded at the Registry of Deeds, and satisfactory evidence of recording shall be submitted to the Planning Board and Building Inspector prior to the issuance of any building permits.

The motion was seconded and passed unanimously.

Meeting adjourned at 10:00 PM

Respectfully submitted,

Michelle Collette
Planning Administrator