

**GROTON PLANNING BOARD  
APRIL 20, 2006  
MINUTES**

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

Members present: Clements, Barringer, Degen, and Eliot

Member absent: Lewis, Perkins and Wilson

**PUBLIC HEARING - REEDY MEADOW ESTATES**

The Planning Board held the continuation of the public hearing to consider the Reedy Meadow Estates definitive plan and special permit applications. Attorney Robert Collins represented applicant John Lorden at the public hearing.

Mr. Collins requested that the Board continue the hearing and extend the deadline to June 1, 2006 because five members were not present.

Member Degen reiterated his concern that the applicant must prove that two access points can be created within the Town of Groton as required in the Subdivision Regulations.

The motion was made by Barringer to extend the deadline to June 1, 2006 as requested by the applicant. ***The motion was seconded and passed with Clements, Barringer, Eliot in favor; Degen opposed.***

The motion was made by Barringer to continue the public hearing on May 11, 2006 at 7:30 PM. ***The motion was seconded and passed with Clements, Barringer, Eliot, in favor; Degen abstaining.***

**SITE PLAN REVIEW – OLIVER WRIGHT MEADOWS**

The Board continued its review of the Oliver Wright Meadows site plan submitted by James Patierno of Millstone Hill Realty Trust. Mr. Patierno, Attorney Robert Collins, design engineer Robert Pine, design engineer Gerald Foley, and the Board's engineer William Maher of Judith Nitsch Engineering, Inc. (JNEI) were present.

Chairman Clements stated that the Board received a report dated April 19, 2006 from JNEI. He read comments from the Board of Health, the Police Chief, and the Water Department.

Mr. Maher presented his report dated April 19, 2006. Mr. Collins said the plans will be revised to address all JNEI's concerns.

Mr. Pine said percolation tests and soil logs are not required because all stormwater will be retained on site. Mr. Maher asked if there is a two foot separation between groundwater and the bottom of the basin as required by DEP Stormwater Management Guidelines. Mr. Pine noted that this area is going to be a pond rather than a drainage basin.

Member Barringer asked why the pond detail would be prepared by others. Mr. Foley said Mr. Pine will design the "wet" pond and will provide a detailed construction sequence. Mr. Maher agreed that this is a reasonable approach.

Member Barringer asked about elevations within 200 ft of the property. Mr. Pine said this issue was discussed earlier with the Board and its engineer. He said they walked the site to review the boundary information and to view the watershed. Only one small area contributes to the site and that area is shown on the plan.

Member Eliot asked who will pay to relocate the Police Department's shooting range on the adjacent property. Mr. Patierno said he is doing the work and will pay all the costs.

Member Eliot asked when the testing would be done to determine groundwater elevations. Mr. Foley said they want to wait until the area has been excavated. Mr. Pine said the testing would be done prior to the issuance of building permits.

Member Eliot asked about granite curbing. Mr. Pine said granite would be used at the roundings with Cow Pond Brook Road. Cape Cod berms would be installed in the interior of the site.

Member Degen requested that the asphalt berms be monolithic rather than Cape Cod berms because they are installed with the base coat of pavement and hold up better. Mr. Pine agreed.

Member Degen requested that the pond construction details be added to the plan. He asked if the pond would contain all stormwater at all times with a groundwater elevation of 1.5 ft. Mr. Foley said, "yes." Member Degen asked how long it would take the pond to drain. Mr. Foley said, "24 hours." Mr. Maher reiterated that Stormwater Guidelines recommend a two foot separation. Mr. Foley said this is a wet pond, not an infiltration basin.

Member Degen stated that the entire drainage system must be installed and functioning before building permits are issued.

Member Degen asked if there would be a fence and plantings along the berm. Mr. Foley said the berm is located on the Groton Highway Department's land. Member Barringer asked if the plantings could be shown on the site plan. Mr. Collins said they would confirm the planting plan.

Member Degen requested an operating and maintenance plan for the pond. Mr. Collins said it would be submitted.

Chairman Clements asked about the gated secondary access road. Mr. Collins said they would discuss the matter with the Police Chief.

Member Degen asked if the applicant would be willing to contribute toward transponders for emergency vehicles. Mr. Patierno said he is working with the public safety departments on radio conversations.

Mr. Collins summarized the list of waivers outlined in his letter dated March 2, 2006. The motion was made by Barringer to grant waivers 1-5 as detailed in the letter dated March 2, 2006. *The motion was seconded and passed unanimously.*

The Board voted unanimously to continue the site plan review of on May 18, 2006 at 7:30 PM.

## **PUBLIC HEARING – PROPOSED ZONING AMENDMENTS**

In accordance with the provisions of Chapter 40A, § 5, M. G. L., the Groton Planning Board held a public hearing to consider the following proposed zoning amendment:

**ARTICLE 20.** To see if the town will vote to amend Chapter 218, Zoning, of the Code of the Town of Groton by deleting existing section 218-30 Water Resource Protection Districts in its entirety, and by substituting therefor a new section 218-30 Water Resource Protection Districts, the text of which is on file in the Office of the Town Clerk.

**ARTICLE 21.** To see if the town will vote to amend Chapter 218, Zoning, of the Code of the Town of Groton by deleting existing section 218-23 Off-Street Parking and Loading, subsections A, B, and C, and by substituting therefor a new section 218-23 Off-Street Parking and Loading, subsections A, B, and C, the text of which is on file in the Office of the Town Clerk.

**ARTICLE 22.** To see if the town will vote to amend Chapter 218, Zoning, of the Code of the Town of Groton by deleting existing section 218-25 Site Plan Review in its entirety, and by substituting therefor a new section 218-25 Site Plan Review, the text of which is on file in the Office of the Town Clerk.

**ARTICLE 23.** To see if the town will vote to amend Chapter 218, Zoning, of the Code of the Town of Groton, Section 218-26 Flexible Development, subsection I Affordable Component, by deleting the following provision:

“(1) As a condition of the grant of any special permit for a flexible development for any development

creating more than 10 dwelling units, affordable units shall be required as follows:

“(a) Ten percent of the units shall be affordable to persons or families qualifying as low income; or

“(b) Fifteen percent of the units shall be affordable to persons or families qualifying as moderate income.”

And by replacing it with the following:

“(1) As a condition of the grant of any special permit for a flexible development for any development creating more than 10 dwelling units, affordable units shall be required as follows:

“(a) Fifteen percent of the units shall be affordable to persons or families qualifying as low or moderate income.”

Chairman Clements called the public hearing to order. Clerk Barringer read the notice published in the March 31 and April 7, 2006 issues of *The Groton Herald*.

The Board held a hearing on the proposed amendments on March 23, 2006, filed amended versions with the Town Clerk, and readvertized the public hearing.

**Water Resource Protection Districts** – The Board discussed amending the language by adding the word “commercial” before “automobile storage facilities” to avoid confusion with private garages. The Finance Committee and Water Commissioners both suggested this change. The Board agreed to amend the article on the floor of Town Meeting.

**Off-Street Parking** – The Board discussed amending the language by leaving the credit for on-street parking in the Town Center at ten spaces rather than reducing it to five. The Board will amend the article on the floor of Town Meeting only if voters object to reducing the number from ten to five.

**Site Plan Review** – The Board will present the Site Plan Review amendment as filed with the Town Clerk..

**Inclusionary Zoning** - The Board will present the Inclusionary Zoning amendment as filed with the Town Clerk.

The Board voted unanimously to close the public hearing.

## **SITE PLAN REVIEW – LAWRENCE ACADEMY**

The Planning Board considered the site plan submitted by Lawrence Academy to construct an addition to the Ferguson Building. Architect Ben Gary, design engineer Gerard Buzanowski, landscape architect Dan Quail, and the Board’s engineer William Maher of Judith Nitsch Engineering, Inc. (JNEI) were present.

Mr. Gary presented the site plan which has been approved by the Conservation Commission. He said the Historic Districts Commission will hold a public hearing to consider the plan at its meeting in May. The by-law requires 42 new parking spaces, but 49 have been added as shown on the plan. Mr. Gary presented a scale model to the Board.

Mr. Maher presented his report dated April 14, 2006. He asked about snow removal and snow storage. Mr. Gary said snow would be removed in a timely manner. Mr. Maher said DEP’s snow storage guidelines should be considered.

Mr. Gary said many of the retaining walls shown on the plan will be removed as requested by the Historic Districts Commission. He said the HDC does not want the guardrail near the parking lot installed. Member Degen asked about the slope in the area of the guardrail. Mr. Gary said it is 2:1. Member Degen said the guardrail should be installed for safety reasons. The Board agreed.

Mr Gary said the sight distances are 350 and 400 ft which exceed the 200 ft requirement. A structural engineer will stamp the plans for the retaining walls. The existing shade trees will be saved if at all possible.

Mr. Maher asked if the 30” maple near the service road could be saved. Mr. Gary said it would be saved if at all possible.

Mr. Gary said design engineer Gerard Buzanowski and Mr. Maher can work out the engineering details regarding the drainage calculations. He said Lawrence Academy will work with the Town to address the problem with the drainage swale along Route 40.

Member Eliot agreed that the drainage basin along Route 40 must be addressed. She asked if the maple tree would survive. Mr. Gary said there is no grading near the maple tree near the corner, so this tree should survive.

Member Degen said the Bar Harbor Junipers would not provide good screening, the guardrail should be installed, and headlight glare onto the Petapawag housing development should be avoided. Mr. Maher said the Lawrence Academy site is much lower than Petapawag, so headlight glare should not be a problem. Member Degen said some additional screening should be provided in this area to prevent headlight glare.

Member Barringer said the site plan was well done. He asked if the proposed white pine trees would block scenic views in this area. Mr. Gary said they would try to save the existing trees rather than planting new ones.

Chairman Clements read the comments from the Water Department, the Police Chief, the Sewer Department, and the Historic Districts Commission.

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

The Board voted unanimously to continue the review of the site plan on May 18, 2006 at 8:00 PM.

**SELECTMEN’S REQUEST FOR LEGAL EXPENSES**

Planning Administrator Michelle Collette said the Board of Selectmen requested that the Planning Board help pay Town Counsel for closing costs associated with the Rocky Hill affordable housing units. The Groton Housing Authority does not have a legal budget and the units are required by the Planning Board’s special permit.

The motion was made by Eliot to approve payment of legal bills not to exceed \$2500 for the nine affordable units in the Rocky Hill development. *The motion was seconded and passed unanimously.*

**PLANNING BOARD REPORTS**

The following Board members will present reports at the Annual Town Meeting:

Surrenden Farms	Joshua Degen
Stormwater By-law	Joshua Degen
Water Resources	George Barringer
Site Plan Review	Joshua Degen
Off Street Parking	Carolyn Perkins
Inclusionary Zoning	Carolyn Perkins

Meeting adjourned at 11:30 PM

Respectfully submitted,

Michelle Collette  
Planning Administrator

