

**GROTON PLANNING BOARD
MAY 18, 2006
MINUTES**

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

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

SITE PLAN REVIEW – OLIVER WRIGHT MEADOWS

The Board continued its review of the Oliver Wright Meadows site plan. Attorney Robert Collins represented the applicant at the meeting.

Mr. Collins submitted a letter dated May 18, 2006 requesting an extension of the deadline to June 30, 2006. He said they are working on changes to the plan including the drainage system and landscaping along the berm at the Highway Department property line.

(Member Barringer arrived.)

The motion was made by Wilson to extend the deadline to June 30, 2006 as requested by the applicant. ***The motion was seconded and passed with Clements, Degen, Eliot, Perkins, and Wilson in favor; Barringer and Capes abstaining.***

The motion was made by Degen to continue the review of the site plan on June 1, 2006 at 8:00 PM. ***The motion was seconded and passed with Clements, Degen, Eliot, Perkins, and Wilson in favor; Barringer and Capes abstaining.***

(Members Eliot and Perkins left the meeting.)

SITE PLAN REVIEW – ROCKY HILL STARTER HOMES

The Board continued its review of the site plan for the Rocky Hill starter homes. Attorney Robert Collins represented the applicant at the meeting.

Mr. Collins said the revised plan shows 56 trees and 31 shrubs. Member Degen said he does not like the white pine trees. Mr. Collins said there are only 11 white pines.

The motion was made by Degen to approve the site plan entitled, "Rocky Hill Subdivision – Planting Plan; Starter Homes," prepared by Lorayne Black, ASLA, dated March 15, 2006, with the following condition:

1. The Highway Surveyor/Tree Warden shall approve the plantings prior to installation.

The motion was seconded and passed with Clements, Degen, and Wilson in favor; Barringer and Capes abstaining.

SITE PLAN REVIEW – LAWRENCE ACADEMY FERGUSON BUILDING

The Board reviewed the site plan submitted by Lawrence Academy for a proposed addition to the Ferguson Building. Architect Ben Gary and design engineer Gerry Buzanowski presented the plan.

Mr. Gary said the Historic Districts Commission and Conservation Commission approved the plan. The large existing trees will remain on the site. Junipers will be planted on the slope. The height of the light poles in the parking lot has been reduced from 24 ft to 20 ft. Bollard lights will be installed along the walk way.

The Board received a report dated May 18, 2006 from Judith Nitsch Engineering, Inc. (JNEI) and a response dated May 18, 2006 from architects Moriece and Gary.

Mr. Gary said since there is no increase in the number of students at the school, they are requesting that the Board waive the requirement for a traffic study.

Chairman Clements asked if there are any issues to be addressed with the Natural Heritage and Endangered Species Program (NHESP) on rare or endangered species. Mr. Gary said he contacted NHESP and a permit is not required.

(Members Eliot and Perkins returned to the meeting.)

Member Barringer said the applicant has addressed all the outstanding issues.

Member Eliot asked about screening. Mr. Gary said they are leaving the existing trees.

Member Perkins asked about the Conservation Commission's letter regarding invasive species. Mr. Gary said they would remove the invasive plants and use other species. Member Degen suggested Hatfield Yews. Mr. Gary agreed to use Hatfield Yews and to change the Norway Maple to a Red Maple.

Planning Administrator Michelle Collette noted that a structural engineer's stamp is required for the retaining walls. Mr. Gary said the stamp is on the plan.

Member Degen expressed concern about the visual impact of the 15 ft high walls and asked if anything could be planted in front of the wall. Mr. Gary said there will be evergreens in front of the wall and Boston Ivy will be planted to grow on the wall.

Chairman Clements summarized that the requested waivers include the traffic study, the development impact report, showing streets within 300 ft of the site, and to reduce the width of the access road from 24 ft to 20 ft.

The motion was made by Barringer to grant the waivers requested by Moriece and Gary on behalf of Lawrence Academy including the traffic study, the development impact report, showing streets within 300 ft of the site, and to reduce the width of the access road from 24 ft to 20 ft.

The motion was seconded and passed with Clements, Barringer, Degen, Eliot, Perkins, and Wilson in favor; Capes abstaining.

The motion was made by Barringer to approve the Level II site plan entitled, "Lawrence Academy – Ferguson Building," prepared by Mount Vernon Group Architects and Ducharme & Dillis Civil Design Group, Inc.," dated March 21, 2006 with revisions through May 18, 2006, with the following conditions:

1. The planting plan shall be revised to address the concerns about invasive species stated in the attached memorandum dated April 27, 2006 from the Conservation Commission. Hatfield Yews will be substituted for Japanese Barberry and Red Maples will be substituted for Norway Maples, as offered by the applicant.
2. All engineering issues stated in the report dated May 18, 2006 Judith Nitsch Engineering, Inc. shall be resolved prior to the endorsement of the site plan.
3. Parking for the disabled and access to the building shall comply with the requirements of the Architectural Access Board Regulations, 521 CMR, and the Americans with Disabilities Act.
4. All signs must conform to the Sign By-Law, Chapter 196 of the Code of the Town of Groton.
5. The removal of any excess earth material from the site requires a Certificate of Exemption from the Earth Removal By-law, Chapter 134 of the Code of the Town of Groton. Chapter 134, Section 10 Exemptions.
6. An erosion and sedimentation control plan must be submitted to the Earth Removal Advisory Committee for its review and approval as required in Chapter 198 Soil Erosion and Sedimentation Control, if applicable.

7. Three copies of the final site plan approved by the Planning Board shall be submitted to the Board for endorsement as required in Section 218-25G(3).
8. All outstanding engineering invoices must be paid in full prior to issuance of a building permit.

The motion was seconded and passed with Clements, Barringer, Degen, Eliot, Perkins, and Wilson in favor; Capes abstaining.

MILL RUN PLAZA UPDATE

(Members Wilson and Capes stepped down and did not participate.)

The discussion of Mill Run Plaza was postponed to May 25, 2006.

PLANNING BOARD REORGANIZATION

The Board voted to elect the following officers:

Chairman	Scott Wilson
Vice Chairman	Joshua Degen
Clerk	Ray Capes

The Planning Board voted to appoint the following representatives:

Community Preservation Committee	Carolyn Perkins
Earth Removal Advisory Committee	Bruce Clements
Great Ponds Advisory Committee	George Barringer/Ray Capes alternate
Montachusett Regional Planning Commission	Joshua Degen
Montachusett Joint Transportation	Joshua Degen
Surrenden Farms Land Use Committee	Joshua Degen/Scott Wilson alternate

PUBLIC HEARING – H & G REALTY, SPECIAL PERMIT

(Member Eliot stepped down and did not participate.)

In accordance with the provisions of Chapter 40A, Sections 9 and 11, the Groton Planning Board held a public hearing to consider the application submitted by Brad Bobzien for a special permit to utilize the provisions of Groton Zoning By-law Section 218-26 Flexible Development to create nine (9) lots as shown on the plan entitled, "Preliminary Yield Plan in Groton Massachusetts, Longley Road, Prepared for George McGovern, Jr.," prepared by Land Engineering and Environmental Services, Inc., dated May 1, 2006. The proposed subdivision is located on Assessors' Map 226, Parcel 2, on the southerly side of Sand Hill Road and westerly side of Longley Road.

Chairman Clements called the meeting to order. Clerk Barringer read the notice published in the May 5 and 12, 2006 issues of *The Groton Herald*. Applicant Brad Bobzien and design engineer Robert Pine were present.

Mr. Pine said the applicant submitted the special permit application to request approval of the yield plan showing nine lots to be created on 53 acres. Mr. Bobzien would like to create one lot and construct a house for his family this year. The remaining land will not be developed at the present time, but the family wanted to know how many lots could be created in the future. The site contains beautiful wetlands and a drumlin on the rear portion of the site. The family is requesting that the Board grant a special permit to determine the Basic Number of Lots for this parcel. The applicant will submit an ANR plan to create the one lot to be built on now.

Chairman Clements said the Conservation Commission must review the impact on the wetlands before the Board can act on the Basic Number of Lots plan. Mr. Pine said there is a wetland crossing that would qualify as a "limited project" under the regulations.

Member Barringer asked if the Board had its engineer review the plan. Planning Administrator Michelle Collette said the applicant did not submit a road profile or a proposed flexible development plan so there is no engineering information to review at this time.

Member Wilson clarified that the applicant is only looking for confirmation of the basic number of lots at this time. Mr. Pine said, "yes." After the ANR plan is submitted, then the eight other lots will be created as part of a cluster development in the future. The open space to be protected with the cluster plan is adjacent to other prime conservation land.

Member Degen asked why the applicant could not create the one ANR lot now and submit the special permit application in the future. Mr. Pine said the house on the ANR lot is in the best location on the site. If the ANR lot is created now, the yield plan will be reduced to eight lots rather than nine. Member Degen said the applicant could apply for density bonuses at a later date.

Member Perkins asked if the road shown on the yield plan meets subdivision regulations including cut and fill requirements. Mr. Pine said, "yes."

Member Degen agreed that the wetlands and topographic issues must be evaluated before the Board can act on the yield plan. Mr. Pine said it will take several months and considerable expense to design the stream crossing and to go through the process with the Conservation Commission.

Chairman Clements said he would like to hear from the Conservation Commission on the proposed plan.

Member Barringer asked if each lot has 80,000 sq ft of upland area. Mr. Pine said, "yes," as noted on the plan.

Member Degen said he would like the Board to ask JNEI to review the yield plan and to have comments from the Conservation Commission before voting on the plan.

The motion was made by Degen to send the yield plan to JNEI for review of the dimensional requirements and to ask the Conservation Commission if the plan would qualify as a "limited project." ***The motion was seconded and passed unanimously.***

The Board voted unanimously to continue the public hearing on May 25, 2006 at 7:45 PM.

Meeting adjourned at 10:00 PM

Respectfully submitted,

Michelle Collette
Planning Administrator

