

**GROTON PLANNING BOARD  
OCTOBER 19, 2006  
MINUTES**

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

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

Members absent: Degen and Capes

**PUBLIC HEARING – CRYSTAL SPRINGS ESTATES SPECIAL PERMITS**

The Board held the continuation of the public hearing to consider the application submitted by Albert Patenaude for a special permit to use Flexible Development and Major Residential Development for the Crystal Springs Estates subdivision. The Board voted unanimously to continue the public hearing on November 30, 2006 at 7:30 PM.

**AMANDAS WAY PERFORMANCE BOND REDUCTION**

The motion was made by Barringer to reduce the performance bond for the Amandas Way subdivision to \$42,246.23 as recommended in the report dated October 17, 2006 from Judith Nitsch Engineering.

**SITE PLAN REVIEW MODIFICATION – GROTON WATER DEPARTMENT**

Water Department Superintendent Tom Orcutt requested that the Board modify the site plan for the Baddacook well treatment plant so that the area over the tanks could be paved. The area is gravel now and it does not drain well because there is a subsurface concrete vault that contains the tanks. The asphalt over the tanks will be 4½ inches thick.

Member Perkins asked about runoff. Mr. Orcutt said the water runs off the sides of the pavement toward the well.

Member Clements asked if there would be parking on the paved area. Mr. Orcutt said, “yes,” for chemical deliveries.

Chairman Wilson asked if there would be any change in activity at the well site. Mr. Orcutt said, “no,” only pick up and deliveries from tanker trucks.

The motion was made by Perkins to approve the modification of the Level I site plan entitled, “Groton Water Department – Water System Improvements, CY 2002, SRF Project Contract No. 4,” prepared by Tighe and Bond, dated October 14, 2002 (Sheet 4 of 37), as shown on the sketch submitted with the application on October 11, 2006, with the following condition:

1. As offered by the Water Superintendent, the area to be paved as shown on the sketch will have a 12” gravel base and 4½” asphalt.

***The motion was seconded and passed unanimously.***

*(Member Eliot arrived.)*

### **PRE-SUBMISSION REVIEW – ENVIRON, HOLLIS STREET**

Joyce Morrow of Environ and design engineer Kevin Hardiman of David E. Ross Associates met with the Board to discuss the site plan that was approved for 2-8 Hollis Street on July 29, 2002. The approval lapsed after two years. The by-law required 42 parking spaces on site, but only 30 were shown on the approved plan based upon a waiver granted by the Planning Board in 2002. The Conservation Commission and Historic Districts Commission also approved the plan in 2002.

Member Perkins asked if any of the work shown on the plan was completed. Mr. Hardiman said the owner constructed a new exit onto Hollis Street, but no other work has been done to date.

Member Perkins asked about the number of required parking spaces. Mr. Hardiman said a total of 52 spaces were required. In 2002 the by-law gave credit for ten on-street parking spaces so 42 were required on site. The Board granted a waiver to allow only 30 parking spaces as shown on the plan.

Member Perkins said the Site Plan Review and Parking By-laws have been amended. Now there is credit for five on-street parking spaces rather than ten. She said the number of parking spaces depends upon the type of use. Mr. Hardiman said they are not proposing any change of use.

Member Barringer asked about the research and development lab. Ms. Morrow said there is a lab on-site that received a special permit from the Zoning Board of Appeals (ZBA). She said the use of the premises is strictly office space. Environ is not a transient business. There are 25 to 30 people on the staff but many travel to job sites.

Member Perkins asked if any customers visit the office. Ms. Morrow said, “no.”

Member Barringer asked if there would be any warehouses at the site. Ms. Morrow said, “no.”

Mr. Hardiman said they are not proposing to enlarge any of the buildings. They are just trying to provide parking for the existing use.

Member Barringer asked if the office will support the testing lab. Ms. Morrow said, “no,” the site will only be for general office use.

The motion was made by Perkins to accept a Level I site plan for the proposed use at 2-8 Hollis Street. *The motion was seconded and passed unanimously.*

### **PUBLIC HEARING – BROOKS ORCHARD SPECIAL PERMITS**

The Board held the continuation of the public hearing to consider the application submitted by the Groton Land Foundation for special permits to use Flexible Development and Shared Driveways for the Brooks Orchard development. The Board voted unanimously to continue the public hearing on November 2, 2006 at 8:30 PM.

### **STATION AVENUE ARTICLE**

The Board discussed its presentation at the Special Town Meeting for the article requesting \$50,000 funding for the Station Avenue Redevelopment project. The Board will work with a subcommittee on the project and will hire a variety of consultants to evaluate wetlands, hydrology, traffic, design guidelines and master planning issues.

October 19, 2006

Page 3

**PUBLIC HEARING - ORCHARD REALTY TRUST SPECIAL PERMIT**

The Board held the continuation of the public hearing to consider the application submitted by Orchard Realty Trust for a special permit to construct a shared driveway serving two lots on Reedy Meadow Road. The Board voted unanimously to continue the public hearing on December 14, 2006 at 7:30 PM.

Meeting adjourned at 9:00 PM.

Respectfully submitted,

Michelle Collette  
Town Planner