

Town of Groton Planning Board
Thursday, November 2, 2006

Members Present:

Raymond Capes, Member
Carolyn Perkins, Member
Bruce Clements, Member
Joshua Degen, Member
Scott Wilson, Chairman
Anna Eliot, arrived at 7:35 pm
George Barringer, arrived at 7:37 pm

Meeting was called to order at 7:30 pm by Member Capes.

**RE: TRUST FOR PUBLIC LANDS SPECIAL PERMIT – HAMMERHEAD LOT,
SHIRLEY ROAD**

Present:

Cynthia O'Connell from Beals Associates
Christopher LaPointe, Trust for Public Lands, Project Manager

C. O'Connell stated that the purpose is to create a new lot around an existing house. Technically what will happen is that the cul-de-sac lines will be dissolved to create a hammerhead lot that meets Town of Groton zoning bylaws.
C. O'Connell respectfully requested to close the Public Hearing.

Chairman Wilson would like the records to show letters from the Groton Water Department and the Board of Health.

Member Perkins asked if the lots that are shown are existing ANR's?

C. O'Connell answered, "no."

Member Degen stated that the cul-de-sac will not be the issue because the Town will own the Right of Way and that lot 8 North will be for parking. Member Degen also asked if the existing driveway on Joy Lane would be closed off and would be using access off Shirley Road? Would that be sole access?

C. LaPointe stated that if the driveway to Shirley Road is not improved he would ask that it not be conditioned.

Member Eliot stated that she would not want to condition it.

Member Degen stated that in the Monday Morning Surrenden Farm meetings there has been discussion of Joy Lane being discontinued. Just planning for the future.

Member Clements asked if a new driveway would have to be created?

Member Barringer asked if the lot has frontage legally?

Member Degen stated that the Board would be changing the lot as it is known today. He asked how many lots are there with two access points?

C. O'Connell stated that the plan does not show both access points.

Member Eliot stated that there have been hammerhead lots created with two access points.

Chairman Wilson stated that we are trying to accomplish an effort for conservation.

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Jan Webber of Duck Pond Road RE: Shirley Road as a passable Driveway would be concerned with emergency vehicles.

Member Eliot stated that there is a base of a roadway there.

Chairman Wilson would condition it to Fire & Police.

Member Perkins stated that Fire & EMS can still go down Joy Lane.

Chairman Wilson wanted to make clear that the intention is to discontinue Joy Lane.

Cannot say because it is presumption.

Member Clements asked about frontage?

Member Perkins asked about plans to improve Shirley Road to the house lot?

C. LaPointe stated that it is currently paved.

C. O'Connell stated that it may be used now that the bridge is in.

Member Degen stated that the frontage on the lot be solely on Shirley Road, rather than discontinue Joy Lane, said that legal access is off Shirley Road.

Chairman Wilson stated a hammerhead lot is what is drawn on the plan.

C. O'Connell asked if there was any language for the hammerhead lot that mentioned access?

Member Eliot asked if it is conditioned for a single family lot?

Member Barringer stated that it cannot have a detached accessory apartment. In order to do the hammerhead lot, it would have to discontinue use of the existing detached structure.

Member Degen referred to Section 218-33-1 of Town of Groton Zoning Bylaw.

Chairman Wilson made a motion to close the hearing.

Member Clements moved the motion.

Member Perkins seconded the motion, and the vote was unanimous.

Member Degen would like a letter from the Building Inspector and Zoning Officer Michael Tusino stating whether or not approval of the hammerhead lot would alter the multi-family use of the additional structure. Does it conflict with the bylaw?

8:00 – ANR PLANS

Present:

Cynthia O'Connell, Beals Associates

Parcel that is being discussed is on the corner of Joy Lane and Shirley Road. It is one lot with an existing house. Want to dissolve lines to make one conforming lot with an existing lot that was created in 1998 to make a bigger conforming lot.

Member Perkins asked about frontage?

Member Degen asked if Groton School wanted additional housing?

Chairman Wilson asked how many ANR's there were, and if there were any other additional comments from the Board.

Member Perkins moved to endorse plan entitled Lot 219 5 and 6 by Beals Associates for the Marion Danielson Strachan Trust dated October 30, 2006.

Member Clements seconded the motion, and the vote was unanimous.

#2 – HAMMERHEAD GROUP CREATED IN 2003

South portion to remain with Northern portion property lines(?)

Lot 8 North is the majority of the site.

Parcel 8A will go to Groton School and is not a building lot

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Member Perkins would like to condition it to add that it is not a building lot.

There will be 3 additional single family lots.

Member Perkins asked if these were new configured lots on ANR plans?

Member Degen stated that the corner lot on the ANR plan only has 223 feet of frontage.

Member Barringer stated that the plans be withdrawn w/o prejudice.

SURRENDEN FARM

Two big lots, originally a handful of ANR's along Shirley Road.

Want to dissolve the lot lines on the existing ANR's.

6 ANR's will disappear.

1 New ANR – with an existing Farmhouse.

1 New ANR

Member Perkins asked if that would be creating 3 lots? Will it be 8 lots to 3 lots.

Chairman Wilson asked if there was a request?

C. O'Connell stated that this was a formal ANR process, that the corner piece becomes the Right of Way to the east.

Member Barringer stated that the .08 acres would be widening the Right of Way. No further comments.

Chairman Wilson made a motion to endorse map 220 Lot 32 that shows 3 lots dated October 30, 2006. Also motion to reference extinguished lots.

Member Eliot seconded the motion and the vote was unanimous.

*8:25 pm Letter from Chris LaPointe from the Trust for Public Lands to withdraw without prejudice.

Member Barringer made a motion to accept.

Member Eliot seconded the motion and the vote was unanimous.

LOT 6A & LOT 6B

C. O'Connell proposal is to remove the lot lines.

5 lots will become 2 lots and 2 parcels.

Member Degen asks if Lot 6A will be a building envelope for barns?

Member Degen stated that there should be a clearing limitation on the plan. Because the purpose is to be an access point to make sure the tree line would not be cut.

C. LaPointe that the Town will hold the Conservation Restriction.

Member Clements inquired about one of the "Parcels" not being labeled "not a building lot".

Member Perkins made a motion to endorse the ANR plan Map 232 Lot 6A & 6B, for 2 Parcels and 2 lots and the extinguishment of 4 lots.

Member Barringer seconded the motion and the vote was unanimous.

8:30 PM – LEE EDMONDS CONTINUATION

Chairman Wilson made a motion to continue the Hearing for Lee Edmonds to December 14, 2006 at 8:00 pm.

Member Barringer seconded the motion and the vote was unanimous.

REYNOLDS – ANR – INDIAN HILL ROAD

Present:

Stan Dillis, Ducharme Dillis Civil Design Group

Existing ANR on Indian Hill Road owned by J. Reynolds. Reynolds worked a deal to divide Lot 3, into Lot 3A, Lot 3B and Lot 3C.

Lots 3 B&C will be combined with her lot.

Lot 3A to Barn?

Lot with the barn is 74 thousand square feet and stays with the existing owner.

Member Perkins asked who owns the back parcel?

S. Dillis stated Mrs. Reynolds.

Chairman Wilson asked if the new conservation land will connect to Indian Hill Road? How many Acres?

S. Dillis answered about 18 acres.

Member Clements asked if Molloy was conveying some land to Reynolds?

Chairman Wilson asked if the endorsed ANR plan links to Conservation Land?

S. Dillis answered that it does not. It is a step by step process.

Member Barringer made a motion to endorse the ANR plan dated October 6, 2006 for Reynolds on Indian Hill Road.

Member Clements seconded the motion and the vote was unanimous.

Chairman Wilson would like to thank Mrs. Reynolds for the gift of land to the Town.

8:40 PM PUMPING STATION

Present:

Gordon Newell, West Groton Water Supply District

Matt Goodfriend, Habitech, Inc

G. Newell explained that they are in the second phase of construction which is the tank and the driveway. In order to serve the homes for the Academy Hill subdivision they need to construct a 12 foot wide lead up to Cherry Tree Lane. They are using the existing driveway at 702 Townsend Road. This access would be easier, flatter, shorter and gated. Also working with Fire & EMS to provide a place for a Radio antenna.

Member Perkins asked if the existing driveway would be discontinued, who would plow and maintain the driveway?

G. Newell stated that it would technically be another access for Fire & EMS.

Member Eliot asked if this was an extension of a pumping station and who had funded it? Were any other homes to be served?

G. Newell stated that this was to serve the homes on Academy Hill and the Bissell's home.

Member Perkins asked if the driveway is additional?

Member Degen feels that parking and the driveway are created then this is a modification.

Chairman Wilson also feels it might be a modification.

Member Degen asks about exterior lights, parking spaces.

G. Newell stated that there is virtually no change, it is an unmanned building. There will be a motion detector light, no cuts and no fills. (provided drainage of stone filled trench down Townsend Road)

Member Barringer noted a small tank for hypochlorite.

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G. Newell stated that it is for emergency purposes only. The hypochlorite itself is to be stored off site. The tank is simply a way to treat the water if necessary.

Member Degen noted that the reduced plans show no access, no topography and no pitch.

Member Perkins asked what would prevent the building from getting built?

M. Goodfriend stated that they are moving to get the building permit pulled now.

Member Degen made a motion to allow construction of the pumping station. The applicant must provide confirmation that the Pump Station was shown on the original site plan approved by the Board in the location as shown on the plan dated July 21, 2006. The applicant shall submit detailed engineered drawings of the proposed access to Cherry Tree Lane and must have approval of said access by the Public Safety Department, Fire Department and Emergency Services by November 16, 2006.

Member Barringer seconded the motion and the vote was unanimous.

9:05 pm - BROOKS ORCHARD

Present:

Richard Gallogly, Rackemann, Sawyer & Brewster

Bob Pine, Groton Land Foundation

Stan Dillis, Ducharme & Dillis Civil Design Group

(Member Degen stepped down and did not participate.)

S. Dillis stated that there were changes made to the plan regarding the waterline on the McLatchy property. An access easement was added by the Groton Water Department.

B. Pine labeled the change that shows parcel as part of Lot 4.

3 Lots to become 4 lots – 3 building lots. One of the lots will be for the Groton Water Department reservoir

Buildable lot but no a residence (Groton Water Department)

B. Pine and June Johnson wrote this up to include these as conditions. Would like to close the hearing tonight but will not vote till 2 weeks.

Member Barringer asked if the back lots qualify for Flexible Development lots because they all have 40 feet of frontage. None of these lots are hammerhead lots.

Chairman Wilson asked if a non-residential building lot only has to have 25 feet of frontage?

Member Eliot had some questions regarding condition # 2.

R. Gallogly, representing Charles McLatchy, stated that they have never opposed anything the foundation has proposed. In 1982 the Planning Board granted a Special Permit to Sandra Johnson with a condition that restricts use of a private driveway. He feels that use violates that Special Permit decision. **(See condition #2 on Special Permit from 1982)* He would urge the Planning Board to approve but include only because there is a Special Permit in place.

B. Pine stated that he would object very strongly. Proposing to use it or not to use it. He feels that GLF does have rights and asked that the Board not extinguish those rights.

Chairman Wilson asked if the Board vote not to condition then not have anything changed?

Member Clements asked if the driveway was allowed for Helen Trimper, Charles McLatchy and the farm use? Then that would be 3 uses.

B. Pine stated you cannot only use that access and that the easement is oddly written and that they are hoping to work something out with Mr. McLatchy.

1. Agricultural equipment

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2. Potential access to Lot 3

Member Eliot asked if the easement was spelled out in a deed to Mr. McLatchy?

R. Gallogly stated that the easement belonged to Mrs. Trimper.

B. Clements asked what way exceeds the allowed uses?

R. Gallogly stated that adding another lot to use the driveway. Access is more appropriate onto a public way rather than over a 12 foot easement.

B. Pine stated that there is a meeting on Tuesday with the concerning parties but it will not be worked out. He is simply asking the Planning Board not to take those rights away.

Joshua Degen of 409 Martins Pond Road made two points:

1. Up Orchard Lane one way
2. Parking for trail use is not shown and should be perpendicular to his house so lights will not shine directly in.

B. Pine stated that he would be going to the Board of Selectmen to suggest some changes to Orchard Lane.

Kay Martland of Chicopee Row asked where the access to lot 3 is and how long is it?

B. Pine stated 2000 feet.

C. Sartini asked about the frontage for the Groton Water Department Lot?

Chairman Wilson clarified that it is a legal lot to build on but not for a residence.

B. Pine stated that the GLF owns the land that the tank is locate on. This would allow the GLF to turnover the land to where it belongs. This would be cleaning it up to give them the land.

C. Sartini asked if the town does not own the land then what was the 250 thousand dollars for?

B. Pine stated the town paid through the Webbers for exclusive easement.

R. Gallogly asked how the GWD access the site now?

B. Clements asked if there was a water line easement?

A. Eliot asked where the public trails were located?

B. Pine stated that there will be public trails on the Orchard side and that there are existing trails that will be re-established.

Member Barringer stated that the shared driveway is for 3 lots and the GWD tank.

Member Perkins read aloud the driveway regulations and asked how and where the GWD will park if there is no parking lot?

Ted Martland of Chicopee Row asked if there were any length restrictions on driveways?

Member Perkins stated that that was under the Board of Selectmen.

B. Pine proposed to close the hearing.

Member Perkins stated that the Board would not be able to accept any new information.

Joshua Degen of 409 Martins Pond Road stated that a shared driveway would only allow access to 3 lots and rights should not be extinguished. The GWD parcel does not rest on it.

Member Clements – Flex Development

Member Barringer seconded and the vote was unanimous.

Member Clements made a motion to continue the hearing for the Shared Driveway to November 16, 2006 at 9:15 PM.

Member Eliot seconded with Member Clements in favor all others opposed.

9:50 PM MILL RUN

(Chairman Wilson and Member Capes stepped down and did not participate.) Present:

Ralph Huslander, Stafford Engineering

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Member Degen discussed letter from Attorney Robert Collins regarding a check from Ryan Development and a letter from Ralph Huslander of Stafford Engineering.

R. Huslander read aloud his letter pointing out to the board observations of his and other tenants at Mill Run in regards to parking and sidewalks.

R. Huslander asked if one of the Planning Board members could be present for the site walk with the Towns engineer?

Member Clements wanted to limit the review with what was on the ground now (Parking)

Member Degen stated that the review will be of the as-builts only. The Board will ask JNEI review the as-builts for compliance with the Parking Regulations.

Member Barringer stated that the engineer review the proposed plans also.

Member Perkins made a motion that the engineer review the as-builts, (see paragraph 2 in Atty. Collins Letter) owners be notified, someone from the Planning Board be present.

Member Clements seconded the motion and stated that parking is additional and separate the vote was unanimous.

Member Degen made a motion to continue to November 30, 2006

Member Barringer seconded the motion and the vote was unanimous.

Meeting adjourned at 11:00 PM

Regina Hull

Land Use Assistant