

**GROTON PLANNING BOARD
JANUARY 18, 2007
MINUTES**

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

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

Members absent: Barringer and Eliot

PUBLIC HEARING – ELLIOT BLOOD SPECIAL PERMIT

The Board continued the public hearing to consider the application submitted by Elliot Blood for a special permit to create a hammerhead lot and construct a shared driveway serving three lots. At the request of the applicant, the Board voted unanimously to continue the public hearing on January 25, 2007 at 8:30 PM.

ACADEMY HILL

The motion was made by Degen to send a memorandum to the Selectmen stating that the developer agreed to submit a deed for the conservation land to be held in escrow pending the recording of the conservation restriction for the open space in the Academy Hill subdivision.

The motion was seconded and passed unanimously.

SPECIAL PERMIT DECISION – BROOKS ORCHARD SHARED DRIVEWAY

(Member Degen stepped down and did not participate.)

The motion was made by Perkins to **GRANT** a special permit to utilize the provisions of Groton Zoning By-law Section 218-23D Shared Driveways to construct a driveway serving Lots 2, 3 and 4 as shown on the plan entitled, “Plan of Land in Groton, Massachusetts, Prepared for Groton Land Foundation,” prepared by Ducharme & Dillis Civil Design Group, Inc., dated May 15, 2006, revised November 9, 2006, and stamped on January 8, 2007, and sketch plan submitted at the public hearing on January 11, 2007, with the following findings and conditions:

Findings:

The Planning Board made the following findings based upon the criterion set forth in the Code of the Town of Groton, Chapter 218 Zoning, §§ 218-23D and 218-32.1:

1. **Social, economic and community needs:** The community will be better served by having fewer driveway cuts on Orchard Lane.
2. **Traffic flow and safety:** A modest increase in traffic is anticipated from the proposed low density development. The applicant offered to work with the Board of Selectmen on traffic mediation measures.
3. **Adequacy of utilities:** The proposed development will be served by Town water. All other utility services are adequate in this location.
4. **Neighborhood character:** The preservation of 113 acres of protected open space will preserve neighborhood character.
5. **Impacts on the environment:** The preservation of 113 acres of open space will enhance protection of the environment.

6. **Fiscal impact on the Town:** There will be minimal fiscal impact because the high-end homes will contribute to the town's tax base.
7. The Board finds that the applicant agrees that the strip of land that creates the legal frontage for Lot 4 is not required to be the actual ground access to Lot 4. The applicant agrees that at the sole discretion of the Groton Water Department, actual access shall be according to existing easements of record which shall be referenced in the deed(s) transferring the properties through which the Access Easement passes, and the transfer of Lot 4 to the Town acting by and through its Board of Water Commissioners.
8. The Board finds that the applicant agrees that once Lots 1, 2 and 3 on said Plan have been sold the Groton Land Foundation shall convey Lot 4 to the Town of Groton, acting by and through its Board of Water Commissioners, to be managed by the Groton Water Department for the consideration of \$1.00.

Conditions

1. The proposed shared driveway shall meet the minimum requirements of the Shared Driveway Regulations, §381-36 through §381-38, adopted on June 13, 1996. The applicant shall submit an engineered plan to the Planning Board demonstrating compliance with the Shared Driveway Regulations prior to the commencement of driveway construction.
2. The applicant will work with the Board of Selectmen and Highway Surveyor on traffic mediation measures for Orchard Lane.
3. The strip of land that creates the legal frontage for Lot 4 is not required to be the actual ground access to Lot 4. At the sole discretion of the Groton Water Department, actual access shall be according to existing easements of record which shall be referenced in the deed(s) transferring the properties through which the Access Easement passes, and the transfer of Lot 4 to the Town acting by and through its Board of Water Commissioners.
4. Once Lots 1, 2 and 3 on said Plan have been sold the Groton Land Foundation shall convey Lot 4 to the Town of Groton, acting by and through its Board of Water Commissioners to be managed by the Groton Water Department for the consideration of \$1.00.
5. This special permit shall not be in effect until certified copies of the special permit decision are recorded at the Middlesex South Registry of Deeds as required in GL Chapter 40A, Section 11, and Groton Zoning By-Law Section 218-32.1. No construction or site alteration shall commence nor shall any necessary permits be issued by any Board or official until evidence of such recording is submitted to the Planning Board by the applicant.
6. This special permit shall lapse in 24 months, which shall not include such time required to pursue or await the determination of an appeal referred to in Chapter 40A, Section 17, from the grant thereof if a substantial use thereof has not sooner commenced except for good cause. The recording of the special permit and subsequently endorsed Approval Not Required plan shall constitute commencement of substantial use.

7. This special permit runs with the land and applies to any successor in interest or successor in control.

The motion was seconded and passed unanimously.

PUBLIC HEARING – HUGHES-ORTIZ SPECIAL PERMIT

(Member Clements stepped down and did not participate.)

In accordance with the provisions of Chapter 40A, §§ 9 and 11, M. G. L., the Groton Planning Board held a public hearing to consider the application submitted by Patricia Hughes-Ortiz for a Special Permit, under the provisions of Groton Zoning By-law Section 218-25 Site Plan Review, for approval of the Level II site plan entitled, “Site Plan in Groton, MA,” prepared by David E. Ross Associates, dated November 27, 2006. The proposed project is located on Assessors’ Map 222, Parcel 22, located on the westerly side of Boston Road

Chairman Wilson called the hearing to order. Clerk Capes read the notice published in the January 5 and 12, 2007 issues of *The Groton Herald*.

At the request of the applicant, the Board voted unanimously to continue the public hearing on February 15, 2007 at 7:30 PM.

COMMENTS TO THE ZBA – PINE RIDGE COURT

The Board received a request for comments from the Zoning Board of Appeals on the revised Pine Ridge Court comprehensive permit plan. The Planning Board will submit the following comments on the “Conceptual Plan – Pineridge Court,” dated December 20, 2006:

1. The Board appreciates the developer’s responsiveness to the concerns of the neighborhood which resulted in the proposed plan with 16 single-family units. There is a real need in Groton for small, single-family homes. Is a new site eligibility letter required from MassHousing because there have been significant changes to the plan?
2. The site is located in a low-lying area subject to flooding. Drainage and hydrology are serious considerations for development of this site with the amount of fill and grading changes shown on the plan. The Board recommends that the ZBA forward the plans to a hydrogeologist for review, in addition to the peer review by a civil engineer, at the applicant’s expense.
3. The Planning Board recommends that there be a two-foot separation between the bottom of the basin and high groundwater as required in Massachusetts Stormwater Guidelines. The edge of the wetlands is between elevation 219 and 222 ft which indicates the general water table elevation. The bottom of the drainage basin near Jenkins Road is at elevation 215.5 ft and the bottom of the basin in the rear of the site is at 219.5 ft. Are these basins going to be wet ponds situated in the water table?
4. The amount of impervious surface impacts the neighborhood and the environment. The Town’s various regulations require that there be no net increase in runoff from the site.

5. Will the existing house be demolished, sold separately or become part of the affordable housing project? The future use of this house is not indicated on the plan.
6. Has the applicant submitted architectural elevations and floor plans showing the size of the units? Will homeowners be able to expand the units in the future?
7. The Planning Board strongly encourages the ZBA to negotiate an increase in the number of affordable units, if possible.

PUBLIC HEARING – ORCHARD REALTY SPECIAL PERMIT

The Board continued the public hearing to consider the application submitted by Orchard Realty Trust for a special permit to construct a shared driveway serving two lots. At the request of the applicant, the Board voted unanimously to continue the public hearing on January 25, 2007 at 8:00 PM.

PUBLIC HEARING – LEE EDMANDS SPECIAL PERMIT

The Board continued the public hearing to consider the application submitted by Lee Edmands for a special permit to construct a shared driveway serving two lots. At the request of the applicant, the Board voted unanimously to continue the public hearing on February 22, 2007 at 7:30 PM.

Meeting adjourned at 8:45 PM.

Respectfully submitted,

Michelle Collette
Town Planner