

**GROTON PLANNING BOARD  
JANUARY 25, 2007  
MINUTES**

Chairman Wilson called the meeting to order at 7:30 PM in the Town Hall  
Members present: Wilson, Barringer, Capes, Clements, Degen, and Eliot  
Member absent: Perkins

**PUBLIC HEARING (con't)–CRYSTAL SPRINGS ESTATES MRD & FLEXIBLE**

The Planning Board held the continuation of the public hearing to consider the applications submitted Albert Patenaude for special permits to utilize the provisions of Groton Zoning By-law Section 218-26 Flexible Development and Section 218-26.1 Major Residential Development to create eleven (11) lots as shown on the plan entitled, “Preliminary Subdivision Plan in Groton – Crystal Spring Estates.

At the request of the applicant, the Planning Board voted unanimously to continue the public hearing to March 1, 2007 at 7:30 PM.

**PUBLIC HEARING (con't) – 536 MAIN STREET COMMERCIAL SITE PLAN**

The Board continued the public hearing to consider the application submitted by Gillis Homes for a special permit/site plan approval for a commercial building at 536 Main Street. At the request of the applicant, the Planning Board voted unanimously to continue the public hearing to February 22, 2007 at 8:00 PM.

**COMMENTS TO MEPA – 536 MAIN STREET**

The Board reviewed the “Environmental Notification Form - Gillis/Groton, 536 Main Street, Groton, Massachusetts,” prepared by Goldsmith, Prest & Ringwall, Inc., dated December 11, 2006. The Board discussed its comments to the Massachusetts Environmental Policy Act (MEPA) unit for 536 Main Street. The motion was made by Eliot to submit the following comments to MEPA:

1. The Planning Board supports the proposed commercial development because it is consistent with the goals and objectives of the Town’s comprehensive master plan updated in 2002.
2. The wetlands are several hundred feet from the site. No environmentally sensitive areas have been identified in this location.
3. The proposed stormwater treatment system is properly designed. The applicant’s engineer has satisfied all the concerns expressed by the Planning Board and its consulting engineer.
4. The Board forwarded the traffic study submitted by the applicant to its traffic engineer for review and comment to be sure all traffic issues have been addressed.
5. The Board hopes that MEPA does not require an Environmental Impact Report for this project.

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

### **STATION AVENUE UPDATE**

Chairman Wilson updated the Board on the very successful charrette held on January 24, 2007. Peter Flinker of Dodson Associates, Chairman Wilson and Town Planner Michelle Collette met with public officials and Town department heads during the day and met with the public during the evening. Both sessions were very well attended and participants made valuable suggestions. The historic preservationists stressed the importance of the view from Main Street and the Historical Society's Boutwell House. This suggestion resulted in a change to the road layout at the end of Station Avenue. The proposed semi-circle configuration will add in a visual focal point, provide traffic calming and encourage pedestrian activity.

### **PUBLIC HEARING (con't) – ORCHARD REALTY TRUST SHARED DRIVEWAY**

The Board held the continuation of the public hearing to consider the application submitted by Orchard Realty Trust for a shared driveway off Reedy Meadow Road. At the request of the applicant, the Board voted unanimously to continue the public hearing on February 8, 2007 at 7:30 PM.

### **PUBLIC HEARING (con't) – ELLIOT BLOOD SHARED DRIVEWAY**

The Board continued the public hearing to consider the application submitted by Elliot Blood to create a hammerhead lot and construct a shared driveway serving three lots. Applicants Elliot and Doris Blood, design engineer Kevin Hardiman of David E. Ross Associates, and Tree Warden Tom Delaney were present.

Mr. Hardiman presented the revised plan showing a "no disturb" buffer area around the perimeter of the site as requested by the Board. He added evergreen plantings to provide screening around the drainage basin. Sight distances are noted on the plan as 225 ft to the right (south) and 315 ft to the left (north). Both meet the 200 ft requirement. The Board of Health witnessed the soil testing that day. Approximately 7000 cubic yards of gravel must be removed from the site for construction of the driveway and three house lots. There will be no work within 100 ft of the wetlands.

Chairman Wilson read the memorandum dated December 8, 2006 from the Conservation Commission and the report dated January 7, 2007 from Nitsch Engineering. Mr. Hardiman said he would follow up with the Conservation Commission and address the concerns stated in the memorandum.

Highway Surveyor Tom Delaney said he would approve the removal of trees as requested by the applicant because there are no other options to meet safety standards.

Abutter Linda Bowie asked how the engineer determined sight distance. Mr. Hardiman explained the standard methodology used to measure sight distance.

Abutter Steven Bowie expressed concerns about existing drainage issues on Pepperell Road. He said only 30 to 40 ft of Pepperell Road have a crown, so water flows down the road and into his yard. Mr. Hardiman said the proposed infiltration trenches and swales will help contain some of the existing runoff onto Pepperell Road.

Mr. Bowie requested that the Town correct the existing situation by constructing a berm along his frontage. Highway Surveyor Tom Delaney said there may be other measures that could be used to correct the problem. He said he would look at it again.

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Chairman Wilson noted that the regulations require that there be no net increase in runoff from the site to be developed. Mr. Bowie said most of his problem is from Pepperell Road.

Member Degen thanked the applicant for adding the "no disturbance" line to the plan and said the line must also be shown on the Approval Not Required (ANR) plan when it is submitted.

Abutter Patty Davis asked about the size of the drainage basin near her driveway. Mr. Hardiman said it is a 60' x 70' grass basin located about 50 ft away from Ms. Davis' driveway. The soils are good sand and gravel soils so it will drain in 24 to 36 hours.

Planner Michelle Collette asked about Low Impact Development techniques like rain gardens. Mr. Hardiman said there is shallow ledge on the site so the use of Low Impact Development techniques is limited. A rain garden would take up a much greater area. However, they did investigate it.

Mr. Hardiman requested that the Board close the public hearing.

The Board said it would prefer to keep the hearing open in case there are any changes to the plan resulting from the Nitsch Engineering report or Conservation Commission review.

The Board voted to continue the public hearings on the shared driveway, hammerhead lot and scenic roads application on February 15, 2007 at 8:30 PM.

Meeting adjourned at 9:00 PM.

Respectfully submitted,

Michelle Collette  
Town Planner