

GROTON PLANNING BOARD
APRIL 26, 2007
MINUTES

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

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

Member absent: Wilson and Clements

SITE PLAN REVIEW – ROCKY HILL AGE-RESTRICTED HOUSING

The Board continued its review of the site plan for the Rocky Hill age-restricted units. Attorney Robert Collins represented the applicant at the meeting. Mr. Collins requested that the Board extend the deadline and continue the site plan review.

The Board voted unanimously to extend the deadline to June 30, 2007 as requested by the applicant.

The Board voted unanimously to continue the site plan review on May 24, 2007 at 7:45 PM.

Mr. Collins submitted copies of a letter, signed deeds and conservation restrictions for the protected open space in the Rocky Hill development. Developers David Moulton and Robert Lacombe are conveying 404 acres to Massachusetts Audubon Society and 27 acres to the Groton Conservation Commission. He noted that planning for this property began more than twenty years ago. The Board thanked the developers for their generous donation of land at no cost to the Town.

OFF-PRESCOTT STREET

The Board met with Attorney Robert Collins and Highway Surveyor Tom Delaney to discuss the acceptance of Off-Prescott Street as a public way. Mr. Collins said the road is located on land owned by the American Baptist Churches of Massachusetts (TABCOM) and serves as access to several private landowners. An old subdivision road, that predates the subdivision control law, connects with Off-Prescott Street. The Town plows and maintains these roads. TABCOM has agreed to improve the condition of Off-Prescott Street so it can be accepted as a public way. In exchange, TABCOM would like to create ANR lots to pay for the road improvements. Mr. Collins said the acceptance of these roads will be done under the same provisions that were used to accept the roads in the Lost Lake area.

Member Perkins asked what the length of Off-Prescott Street is now. Mr. Delaney said it is about one-half mile long.

Member Eliot asked if there is an existing road layout. Mr. Collins said, “no.”

Member Degen said lay-out and improvements to the road in exchange for the ANR lots could be added to the Memorandum of Understanding between the Town and TABCOM for the acceptance of the Lost Lake dam. Mr. Collins said TABCOM has also agreed to donate land for community sewage disposal systems in the lake area. The improvements to the road would provide access to one of the areas with a community system.

Member Degen said a surveyed plan with metes and bounds would be required. Mr. Collins said Ducharme and Dillis would prepare a survey plan showing the layout of Off-Prescott Street and proposed ANR lots. The Board must do a Determination of Access Adequacy before endorsing the ANR plan.

REEDY MEADOW ESTATES DEFINITIVE PLAN ENDORSEMENT

The motion was made by Perkins to accept the covenant dated January 25, 2007 for the Reedy Meadow Estates subdivision. *The motion was seconded and passed unanimously.*

The motion was made by Perkins to endorse the Reedy Meadow Estates definitive plan, prepared by David E. Ross Associates, dated January 2006 with revisions through April 26, 2007. *The motion was seconded and passed unanimously.*

SITE PLAN REVIEW - REEDY MEADOW ESTATES

The Board continued its review of the site plan for Reedy Meadow Estates. Attorney Collins and design engineer Eric Swanson of David E. Ross Associates presented the plan.

Mr. Collins described the ten-unit cluster development plan shown on the Reedy Meadow Estates subdivision. He said most of the engineering issues were addressed during the review of the definitive plan. The applicant is requesting six waivers from the Site Plan Review regulations as summarized in the letter dated April 26, 2007 from Attorney Collins.

Engineer Eric Swanson said the plan does not show any curbing other than the vertical granite curbing to be installed at the roundings.

Mr. Collins said Landscape Architect Lorayne Black added more plantings in the common area as requested by the Board. The variety of trees will result in a more natural looking area.

Member Capes asked about the location of the footprints and other requested waivers. Mr. Collins said he could submit parameters for construction and representative facades. Member Degen suggested that the developer submit the facades prior to building permit issuance. Mr. Collins said he would submit a letter to the Planning Board for its consideration.

Member Perkins asked if there would be a sidewalk along the access drive. Mr. Collins said there is a sidewalk along the outside of the road. Member Perkins asked if there would be a separation between the road and the sidewalk. Mr. Swanson said the separation is 2-3 ft wide.

Member Degen said the Board should ask Nitsch Engineering about the requested waiver for the curbing and the impact on the drainage system. The Board agreed.

Member Barringer asked about the length of the subdivision road from the intersection with Nashua Road to the development. Mr. Swanson said it is 400 ft.

Member Barringer asked if a street light would be installed at the intersection. Mr. Collins said, "yes."

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Member Degen recommended they do not plant ash trees in the common area because ash trees are dying.

Member Degen asked if the question of sewer capacity had been resolved. Mr. Collins said 50% of the capacity will be attributed to Pepperell and 50% to Groton.

The Board voted unanimously to continue the site plan review on May 17, 2007 at 7:30 PM.

PUBLIC HEARING – GILSON REZONING PETITION, 386 MAIN STREET

The Board held the continuation of the public hearing to consider the rezoning petition submitted by David Gilson and others to rezone property located at 386 Main Street from R-A to R-B. The applicant and his attorney were not present at the hearing.

The Board voted unanimously to continue the public hearing on Monday, April 30, 2007, at 6:30 PM prior to the Annual Town Meeting.

PRE-SUBMISSION REVIEW – GROTON SENIOR CENTER

The Board reviewed the attached information submitted by the Council on Aging requesting the installation of two new street lights in the Senior Center parking lot. The motion was made by Barringer to waive Site Plan Review for the installation of new lights as requested in the letter dated April 5, 2007 from Martha Campbell, Council on Aging Director. *The motion was seconded and passed unanimously.*

PLANNING BOARD REPORTS TO TOWN MEETING

Article 26 – Member Perkins will present the report on the proposed amendment to Flexible Development.

Article 27 – Chairman Wilson or Member Barringer will present the report on the Mullin Rule.

Article 30 – Member Capes will present the report on the Gilson rezoning petition.

MILL RUN PLAZA

(Member Capes stepped down and did not participate.)

Member Degen reported that the developer is constructing additional parking spaces at Mill Run Plaza as required in the site plan review modification. He reported that there may be water problems with the subgrade and that new retaining walls are being constructed along Mill Street. The Board will request that Nitsch Engineering inspect the site.

The motion was made by Barringer to send a memorandum to the Building Inspector requesting that he review the construction of the new retaining walls along Mill Street to determine if a building permit is required since the walls appear to exceed four feet in height. *The motion was seconded and passed unanimously.*

FY 2008 BUDGET

The Board discussed the proposed FY 2008 Budget. The Planning Board's budget was reduced by \$1000 in expenses, \$5000 in legal, and \$3000 for consulting. . The Board voluntarily reduced

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its budget request for expense and legal line items. However, the Board was very concerned about the reduction in the consulting line item. The Board requested \$7500 for consulting and the Finance Committee reduced the amount to \$4500. The Board was very concerned because the work on Station Avenue redevelopment project will continue until the Special Town Meeting in the fall. The Board will consider asking for a line item transfer from legal to consulting for FY 2007 at the Special Town Meeting.

Meeting adjourned at 10:00 PM.

Respectfully submitted,

Michelle Collette
Town Planner