

**GROTON PLANNING BOARD  
MAY 24, 2007  
MINUTES**

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

Members present: Wilson, Capes, Clements, Giger, Eliot and Perkins

Member absent: Barringer

**SITE PLAN REVIEW – REEDY MEADOW ESTATES**

At the request of the applicant, the Board voted unanimously to extend the deadline to act on the Reedy Meadow Estates site plan to June 30, 2007. The Board voted unanimously to continue the site plan review on June 14, 2007 at 8:00 PM.

**SITE PLAN REVIEW – ROCKY HILL AGE-RESTRICTED UNITS**

Attorney Robert Collins requested that the Board approve the withdrawal of the site plan review application for the Rocky Hill age-restricted units. The Board voted unanimously to accept the withdrawal of the application without prejudice.

**SHAW'S LANDSCAPING**

The Board received an e-mail message from Richard Hill of Shaw's regarding replacement of dead and dying trees and shrubs and loaming and seeding the snow storage area. Mr. Hill said the work would be completed by May 31, 2007 as requested in the Planning Board's letter.

**CLEAN WATER ACT SECTION 319 GRANT**

The motion was made by Eliot to send a letter of support for the Town's application for a grant under Section 319 of the Clean Water Act for the James Brook Watershed – Urban Stormwater Improvement Project. The funds will be used to improve James Brook from Main Street, along Court Street to Broadmeadow Road. LID techniques will be incorporated into the design plans.

*The motion was seconded and passed unanimously.*

**STATION AVENUE UPDATE**

Chairman Wilson reported on the Station Avenue Redevelopment Committee's May 23, 2007 meeting with David Hamilton of Capstone Properties and Kevin Lindemer of the Groton Electric Light Department (GELD). The Committee recommended that the Planning Board appoint a subcommittee on economic viability with representatives from the Board of Selectmen, GELD, Planning Board and Station Avenue Development Advisory Committee. The sub-committee will work with Capstone Properties to evaluate the costs and benefits of the project.

Member Eliot stated that it is very important that the Committee remain focused and meet with other property owners including the Webbers of Beaudane Properties, Kim Buckingham and David Eliot. The Board agreed.

The Station Avenue Redevelopment Committee will meet with Town Counsel Judith Cutler and consultant John Mullen on June 13, 2007. The Committee will also meet with traffic engineer Gary Hebert of Fay, Spofford and Thorndike (FST).

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When the Board appointed the Station Avenue Redevelopment Committee in October, 2006, the terms expired at the 2007 Annual Town Meeting. The motion was made by Eliot to extend the terms of the Committee to June 30, 2007. ***The motion was seconded and passed unanimously.***

#### **MILL RUN PLAZA COMPLAINT**

*(Members Wilson and Capes stepped down and did not participate.)*

The Board received a memorandum dated May 21, 2007 from Building Commissioner Michael Tusino regarding headlight glare from Mill Run Plaza shining onto the Alcott's property on Mill Street.

The motion was made by Perkins to send a response to the Building Commissioner about the applicability of the condition in the original Mill Run site plan approval requiring that there be no glare on public ways or abutting properties. ***The motion was seconded and passed unanimously.***

#### **MINUTES**

The Board voted to approve the minutes of April 5, 2007 as written, April 12, 2007 as corrected, April 26, 2007 as written, and May 3, 2007 as written.

Meeting adjourned at 9:00 PM.

Respectfully submitted,

Michelle Collette  
Town Planner