

GROTON PLANNING BOARD
JULY 26, 2007
MINUTES

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

Members present: Barringer, Clements, Giger, Eliot, and Perkins

Members absent: Capes and Wilson

COMMUNITY PRESERVATION APPLICATIONS

The Board considered writing letters of support for applications for funding projects with Community Preservation Funds. The Board did not have enough information on most of the proposed projects because applications would not be submitted until August 1, 2007. However, the Board did have sufficient information on the Groton Housing Authority and Groton Historical Commission's applications.

The motion was made by Perkins to send a letter of support for the Groton Housing Authority's application for funding to perform a feasibility study to evaluate construction of housing on the GHA's 14-acre property on Nashua Road. *The motion was seconded and passed unanimously.*

The motion was made by Perkins to send a letter of support for the Groton Historical Commission's application for funding for the third phase of the Town-Wide Preservation project, an inventory of all historical structures. *The motion was seconded and passed unanimously.*

The motion was made by Perkins to send a letter to the Community Preservation Committee asking for more information on the proposed projects after the applications have been submitted so the Board could send letters of support. *The motion was seconded and passed unanimously.*

PRE-SUBMISSION REVIEW – GDYFC

The Board received a letter dated July 16, 2007 from the Groton Dunstable Youth Football and Cheerleading program requesting a waiver of site plan review requirements for the installation of temporary lights at the Cow Pond Brook Road playing fields. The Board also received a letter dated July 23, 2007 from Attorney Robert Collins to the Building Commissioner regarding installation of lights at the Groton Dunstable Middle School and a response letter dated July 19, 2007 from the Building Commissioner to Attorney Collins. The Building Commissioner determined that the installation of lights is not exempt from zoning and a site plan must be submitted to the Planning Board in accordance with Chapter 218-25 Site Plan Review.

GDYFC President David Howes and Park Commissioner Donald Black could not be present at the meeting due to unforeseen circumstances. The Board will consider the request to waive site plan review at its meeting on August 9, 2007.

ANR PLANS

David Cogent, Martins Pond Road – The Board considered the Approval Not Required (ANR) submitted by David Cogen to create one new lot on Martins Pond Road. Surveyor Stan Dillis presented the plan. He said the new lot will be served by a shared driveway in accordance with the special permit granted by the Planning Board.

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The motion was made by Eliot to endorse as Approval Not Required the plan entitled, "Plan of Land in Groton, Massachusetts, Prepared for David Cogen," prepared by Ducharme and Dillis Civil Design Group, Inc., dated May 16, 2007. *The motion was seconded and passed with Barringer, Clements, Eliot, and Perkins in favor; Giger abstaining.*

Town of Groton, Lost Lake Dam - The Board considered the Approval Not Required (ANR) submitted by the Town of Groton for the eminent domain taking of the Lost Lake Dam. Attorney Robert Collins presented the plan.

Mr. Collins explained that the plan shows the lots to be taken by the Town to gain ownership and control of the Lost Lake Dam as voted at the 2007 Annual Town Meeting.

The motion was made by Eliot to endorse as Approval Not Required the plan entitled, "Plan of Land in Groton, Massachusetts, Prepared for the Town of Groton," prepared by Ducharme and Dillis Civil Design Group, Inc., dated May 3, 2007. *The motion was seconded and passed with Barringer, Clements, Eliot, and Perkins in favor; Giger abstaining.*

Collins Family Trust, Indian Road - The Board considered the Approval Not Required (ANR) submitted by the Collins Family Trust to change lot lines between existing lots on Indian Road. Attorney Robert Collins presented the plan.

The motion was made by Eliot to endorse as Approval Not Required the plan entitled, "Plan of Land, 23, 25 Indian Road in Groton, Massachusetts," prepared by R. Wilson & Associates, Inc., dated April 9, 2007. *The motion was seconded and passed with Barringer, Clements, Eliot, and Perkins in favor; Giger abstaining.*

EARTH REMOVAL STORMWATER ADVISORY COMMITTEE REPRESENTATIVE
Since Member Clements resigned from the Planning Board effective August 1, 2007, the Board had to make a recommendation to the Board of Selectmen for a new representative on the Earth Removal Stormwater Advisory Committee.

The motion was made by Perkins to recommend that the Selectmen appoint John Giger as the Planning Board's representative to the Earth Removal Stormwater Advisory Committee. *The motion was seconded and passed unanimously.*

STATION AVENUE UPDATE

Member Wilson reported that the Station Avenue Redevelopment Committee met with April Anderson from the Executive Office of Housing and Economic Development, Mike Mitchell of the Devens Enterprise Commission, Michael Miller and Bonnie Biocchi of MassDevelopment to discuss the provisions of Chapter 43D Expedited Permitting. The land must be zoned for industrial, commercial or mixed use. Town Meeting must designate the site a "priority development site." The site must be able to support a minimum of 50,000 SF of potential development. All landowners in the "priority development site" must consent to the designation.

If the Town accepts the provisions of Chapter 43D and designates the site as a "priority development site," the Town is eligible for up to \$150,000 in grants to assist in the development of that site.

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The Station Avenue Redevelopment Committee will meet with Town Counsel Judith Cutler and Peter Flinker of Dodson Associates on August 8, 2007 to continue discussion of the proposed zoning amendment and design guidelines.

SUSTAINABILITY COMMITTEE UPDATE

Town Planner Michelle Collette reported that she attended a meeting of the newly formed "Sustainability Committee" appointed by the Board of Selectmen. The Committee will undertake writing a sustainability plan. Ms. Collette suggested that the drafting of the sustainability plan should be done in conjunction with the update of the Comprehensive Master Plan. The Master Plan was updated in 2002 so it should be revised no later than 2010. Perhaps the Board should consider requesting funding for FY 2009 for revisions to the Comprehensive Master Plan.

MINUTES

The Board voted to approve the minutes of May 31, 2007; June 14, 2007; and June 28, 2007.

THANK YOU TO MEMBER CLEMENTS

Members of the Board thanked Member Clements for his 12 years of service as a member of the Planning Board. Everyone enjoyed a delicious cake provided by Member Giger.

Very truly your,

Michelle Collette, AICP
Town Planner