

**GROTON PLANNING BOARD
AUGUST 23, 2007
MINUTES**

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

PUBLIC HEARING – HUGHES-ORTIZ SPECIAL PERMIT/SITE PLAN REVIEW

The Board held the continuation of the public hearing to consider the special permit/site plan review application submitted by Patricia Hughes-Ortiz for the roofing business located at 60 Boston Road. The applicant has not submitted the structural engineering plan required in the Site Plan Review regulations. At the request of the applicant, the Board voted unanimously to continue the public hearing on September 27, 2007 at 7:30 PM.

The Board voted unanimously to send a letter to the applicant informing her that this is the last time it would continue the public hearing for more information. The Board will suggest that the applicant consider withdrawing the application and resubmitting it when all the information is available.

STATION AVENUE UPDATE

Station Avenue Economic Viability Committee - Member Ray Capes reported on the work of the Station Avenue Economic Viability Committee. He reviewed progress to date on the four points in the Planning Board's charge to the Committee:

1. The Committee used Means Catalog cost estimates and additional information from Capstone Properties. The estimated cost to improve public infrastructure including drainage, utilities, landscaping etc. is between \$2.5 and \$3 million dollars.
2. The Committee voted unanimously to recommend that the Planning Board place an article on the Special Town Meeting warrant for the adoption of Chapter 43D Expedited Local Permitting.
3. The Committee is still reviewing the question of economic viability.
4. The Committee is working on a long-term financial analysis of the costs and benefits to the Town from the potential development of the Station Avenue Overlay District.

The motion was made by Wilson that the Planning Board submit an article on the warrant for the adoption of Chapter 43D as recommended by the Station Avenue Economic Viability committee.
The motion was seconded.

Member Giger noted that the landowner's consent is needed to designate a parcel part of the Priority Development site under Chapter 43D. The Board will request that landowners sign a consent form.

The motion passed unanimously.

Station Avenue Redevelopment Committee - Member Wilson reported on the work of the Station Avenue Redevelopment Committee. He said a draft of the design guidelines would be available prior to the Special Town Meeting on October 22, 2007.

The Committee also discussed the proposed Station Avenue Overlay District and the setback requirements in particular. A question was raised about requiring a minimum setback of 15 ft from rear and side property line with parcels outside the district. Some members felt the setback should be included in the by-law, while other members felt the setbacks should be handled in the design guidelines.

The Committee also discussed whether the density provisions should be pro-rated based upon lot area.

The Board decided to include the 15 ft setback requirements in the by-law and to round the density requirements to the nearest whole number.

Member Wilson stated that the Committee voted unanimously to recommend that the Board advertise the public hearing on the proposed zoning amendment.

Chairman Barringer read the letter dated August 17, 2007 from the Groton Electric Light Department regarding alternative sites for GELD's facility. Chairman Barringer noted that it is the Planning Board's job to propose the zoning amendment and write the design guidelines, not to find an alternative site for GELD. He said that, as the Planning Board's liaison, he has met with the GELD Commissioners to assure them that the Board is moving forward with the Station Avenue Overlay District proposal.

RECOMMENDATION TO THE SELECTMEN – BLACK EARTH REMOVAL PERMIT

The motion was made by Eliot to recommend that the Board of Selectmen renew the Earth Removal Permit for Robert Black on Burnt Meadow Road provided that operations are conducted in compliance with the earth removal guidelines for existing operations. *The motion was seconded and passed unanimously.*

COMMUNITY PRESERVATION ACT APPLICATIONS

The Board voted unanimously to support the following applications for funding under the Community Preservation Act:

- 2007-01-Historic Documents Preservation Project
- 2007-02-Florence Roche Playground
- 2007-03-BOS/Building Committee Squannacook Hall Feasibility Study
- 2007-05-Park Commission, Cow Pond Brook Fields Expansion
- 2007-07-Williams Barn Committee, Survey of Cemetery Parcel
- 2007-08-Conservation Commission, \$200,000 for Conservation Fund
- 2007-09-Historical Commission, 2008 Segment #3 of the CWPP
- 2007-10-Historical Commission, Surrenden Farm Archaeological Survey
- 2007-11-BOS Squannacook River Rail Trail Assessment
- 2007-12- Board of Selectmen, Affordable Housing Implementation Plan
- 2007-13- Groton Housing Authority, Housing Feasibility Study, Nashua Road

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The Board voted unanimously to approve the August 9, 2007 minutes.

TOWN PLANNER SCHEDULE

The Board voted unanimously to request a schedule change for the Town Planner to have Wednesday afternoon off in exchange for hours worked at the Thursday evening meetings provided that there is coverage in the Planning Board office.

Meeting adjourned at 10:00 PM.

Respectfully submitted,

Michelle Collette
Town Planner