

**GROTON PLANNING BOARD**  
**SEPTEMBER 6, 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

**STATION AVENUE UPDATE**

**Station Avenue Economic Viability Committee** - Member Ray Capes reported on the work of the Station Avenue Economic Viability Committee. He said the Committee met with Felipe Schwartz of VHB, Glenn Eaton and John Hume of MRPC, and Bonnie Biocchi of the Massachusetts Office of Business Development to discuss Chapter 43D Expedited Local Permitting. The group stressed that pre-application review is essential. The 180-day deadline requires a high level of coordination among Town Departments. The Board will meet with Town Departments to explain the process and to invite departments to the Planning Board meeting on September 27, 2007 for further discussion.

Selectman Joshua Degen stated that the Selectmen are in support of adopting Chapter 43D. However, the Town must be sure the regulations are written very carefully. He suggested including the FAQ's in the Special Town Meeting warrant.

Member Capes said the Board must stress the positive aspects of Chapter 43D including the financial advantages to the Town, better control during the permitting process, and safeguards to protect the Town.

Town Planner Michelle Collette informed the Board that the Town has received the EPA Section 319 grant for stormwater mitigation on James Brook. The project will begin in the spring of 2008.

**SHAW'S LANDSCAPING**

The Board reviewed the landscaping plan, prepared by Lorayne Black, showing trees to be planted in the right-of-way of Boston Road and Sandy Pond Road along Shaw's frontage. Shaw's agreed that the \$19,000 remaining in the escrow account for the traffic light at the intersection could be used to replace the trees that had been removed during construction. The Groton Highway Surveyor will manage the tree planting project.

The Board stated that it still has concerns about the landscaping at the Shaw's site despite several requests sent by the Planning Board during the spring and summer. The motion was made by Perkins to send a letter to Shaw's requesting a progress report on the landscaping of the site and requesting that they move the granite pieces from the front of the site to the rear of the site. *The motion was seconded and passed unanimously.*

The Board will ask the Selectmen's office about the status of donations for Opticom™ scanners from developers at the Four Corners.

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### **ACADEMY HILL AFFORDABLE HOUSING AND LOT RELEASE**

The Board met with Attorney Louis Levine to discuss the ten affordable units required in the special permit granted for the Academy Hill subdivision. Mr. Levine said the applicant would like to use Mark O'Hagan of MCO Housing Services as lottery agent.

Member Perkins noted that the units must qualify toward the Town's Subsidized Housing Inventory and comply with all DHCD requirements. Mr. Levine assured the Board that the regulatory agreement and lottery would be in full compliance and count toward the inventory.

Town Planner Michelle Collette said Chris Pude, Executive Director of the Groton and Westford Housing Authorities, is a good local resource on DHCD requirements and lotteries. Mr. Levine said the developer would be happy to work with the Town in this matter.

Chairman Barringer suggested that Mr. Levine submit an outline of the process on the restriction and sale of the affordable unit to the Board prior to the Board acting on the final release of the lots. Mr. Levine agreed..

### **CONSERVATION COMMISSION LIAISON**

The Board voted unanimously to appoint Carolyn Perkins as its liaison to the Conservation Commission replacing Bruce Clements who is no longer a member of the Planning Board.

Meeting adjourned at 9:00 PM.

Respectfully submitted,

Michelle Collette  
Town Planner