

GROTON PLANNING BOARD
MAY 22, 2008
MINUTES

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

Members present¹: Wilson, Capes, Giger, and Hess

Member absent: Barringer and Perkins

MEMORANDUM OF UNDERSTANDING – MASSACHUSETTS & NEW HAMPSHIRE

Mark Archambault of the Nashua River Watershed Association (NRWA) presented a slide show on the proposed Memorandum of Understanding between the Commonwealth of Massachusetts and the State of New Hampshire (and Certain Municipalities) Regarding Watershed and Drinking Water Source Protection within the Nissitissit and Squannacook River Watersheds (Sub-Basins).

Member Giger asked if Lunenburg is part of the subwatershed since it is mentioned in the draft document but Lunenburg is not party to the agreement. Mr. Archambault said, “no,” Lunenburg will be removed from the draft.

Member Capes asked what would happen to municipalities if they did not comply with the MOU. Mr. Archambault said the agreement is to encourage collaboration and participation among the municipalities and the states of Massachusetts and New Hampshire. The goal is to protect water quality in the watershed area.

The Planning Board supported the initiative and thanked Mr. Archambault for this presentation.

ACADEMY HILL DRAINAGE.

Highway Surveyor Tom Delaney and design engineer Cynthia Theriault of Beals Associates met with the Board to discuss measures to solve the drainage problems at the Academy Hill subdivision.

Mr. Delaney said if the road is properly crowned the water will flow to the catch basins and the drainage system in the subdivision will function properly.

Ms. Theriault agreed and said if the developer installs the final pavement on the first 500 ft of roadway, including curbs and sidewalks, the drainage problems should be remedied. If this does not work, they will reevaluate the situation. Repairs to Townsend Road will be done after the subdivision is complete.

Member Giger said he is concerned because it will take from five to seven years to build out the subdivision. The damage to Townsend Road must be repaired before next winter. Mr. Delaney said he agreed that repairs to the public way may be necessary before the subdivision is finished.

Town Planner Michelle Collette asked when the final paving would be done. Ms. Theriault said the road would be paved immediately. Member Giger asked if the work would be done by August 31, 2008. Ms. Theriault said, “yes.”

One of the members had not been sworn in yet, so no official action was taken.

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Mr. Delaney said the area must be stabilized, too. If the road is paved to Station 5+00, the crown in the road will help direct runoff to the catch basins.

Member Capes asked about installing the grate at the intersection of the subdivision road and Townsend Road as recommended by Nitsch Engineering. Mr. Delaney said the grate is not needed if the final paving is done.

Member Giger said he would like the grate to be installed if the Highway Surveyor or Nitsch Engineering determines it is necessary. The Board agreed.

Vice Chairman Wilson asked about the condition of the road beyond the first 500 ft. Ms. Theriault said it is paved to binder coat.

AFFORDABLE HOUSING PLAN

Richard Heaton of H & H Associates presented the draft affordable housing plan prepared for the Board of Selectmen and funded by the Community Preservation Act (CPA) funds. Selectman Joshua Degen was present.

Mr. Heaton showed detailed information about the Town's present affordable housing inventory and made recommendations on how the Town can construct affordable housing units on Town-owned land to comply with Chapter 40B. He recommended converting the Prescott School on Main Street or Tarbell School on Pepperell Road to affordable housing. The Town could also consider constructing new units off Cow Pond Brook Road. Mr. Heaton said the Request for Proposals should be drafted to protect the Town's interest and to ensure architectural quality and good site design.

Vice Chairman Wilson said he hopes the Board of Selectmen would keep the Planning Board involved in the process.

RESIGNATION OF ANNA ELIOT

The Board received a letter of resignation from Anna Eliot who was elected to the Board of Selectmen on May 20, 2008. The Board will notify the Selectmen and advertise notice of the vacancy in the newspaper.

CHAPTER 43D COMMITTEES

Member Giger suggested sending thank you letters, signed by the Chairman of the Planning Board and Chairman of the Board of Selectmen, to the Chapter 43D Committee members. The Board agreed.

Meeting adjourned at 10:00 PM

Respectfully submitted,

Michelle Collette
Town Planner