

**GROTON PLANNING BOARD**  
**JUNE 5, 2008**  
**MINUTES**

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

**MILL RUN PLAZA – GROTON WELLNESS CENTER**

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

Dr. Robert Evans met with the Board to discuss his proposed renovations to Units A, B, C & D at 493 Main Street, Mill Run Plaza. Dr. Evans described the proposed mixed use business including medical offices, education programs and a bistro for clients.

The Board received a letter dated June 5, 2008 from the Sewer Commissioners regarding sewer capacity to serve the proposed use.

The Board determined that 28 parking spaces are available based upon the letter dated April 5, 2007 to the Building Inspector and that 31 spaces are required in Section 218-23 if calculated based upon one space per 180 SF for the total of 5598 square feet of gross floor area.

Member Perkins noted that the letter dated April 5, 2007 reassigned parking spaces for Units B, C and D. The proposed addition of the bistro is not a significant change of use.

Member Giger suggested putting stipulations in the approval including that the food service is an ancillary use and, therefore, only during normal business hours, and that the parking requirements were calculated on the basis that there would be no restaurant-style seating indoors or outdoors.

Member Hess said he did not agree with the suggested conditions because more parking is available during off peak hours. He asked what the difference is between restaurant-style seating and a waiting area. Member Giger responded that he is very concerned that the bistro does not become a “take out” restaurant.

Chairman Barringer said Dr. Evans indicated that the food service is for clients only. There will be no advertising for a restaurant, café or take out. Dr. Evans agreed.

Member Giger asked about advertising on the web site. Dr. Evans said the food service may be mentioned on the web site.

The motion was made by Perkins to send a letter to the Building Inspector stating that the proposed Groton Wellness Center to be located at Mill Run Plaza, Units 493A-D, is consistent with the Site Plan Review Modification dated April 5, 2007, provided that the kitchen area (bistro) is exclusively for the use of the center’s clientele and is in compliance with the attached letter dated June 5, 2008 from the Sewer Commission. ***The motion was seconded and passed with Barringer, Hess, and Perkins in favor; Giger opposed.***

### **INTERVIEW TO FILL PLANNING BOARD VACANCY**

The Planning Board interviewed Russell Burke who expressed an interest in filling the vacancy on the Planning Board created by the resignation of Anna Eliot. Mr. Burke is certified by the American Institute of Certified Planners (AICP) and is presently the Director of Planning at the BSC Group. Mr. Burke stated that he has been a planner since 1977. Since he has worked in the public and private sectors, he understands the perspective from both sides of the table. He said he moved to Groton from Arlington two years ago and would like to be more active in the community.

Board members said they were impressed with Mr. Burke's qualifications and thanked Mr. Burke for volunteering to serve on the Board. Chairman Barringer explained the process including the joint meeting with the Board of Selectmen on Monday, June 9, 2008. The Selectmen and remaining members of the Planning Board will vote on filling the vacancy in accordance with Chapter 41, §11.

### **DESIGN GUIDELINES – PETER FLINKER OF DODSON ASSOCIATES**

The Board met with Peter Flinker of Dodson Associates to review the progress on the Town-wide Design Guidelines. Phase I of the project was completed in May, 2006. Phases II & III are underway, but not yet completed. The Board signed a contract with Dodson Associates in February 2007 for \$5000 for Phase II. To date, the Board has paid Dodson Associates \$2500.

Mr. Flinker submitted a draft document dated June 5, 2008 for the Board's review. Member Giger noted that the Town-wide Design Guidelines apply only to commercial development and not to residential development. The Board agreed.

### **ACADEMY HILL DRAINAGE**

The Planning Board reviewed information submitted by Beals Associates, Nitsch Engineering and Highway Surveyor Robert T. Delaney. The motion was made by Wilson that the developer must remedy the stormwater problems at the Academy Hill subdivision by taking the following measures:

1. The developer shall finish construction of Fieldstone Drive from Station 0+00 to 5+00 including construction of beams and stabilization of the road shoulders.
2. The work must be completed no later than August 31, 2008.
3. Installation of the double catch basin will be deferred unless the Highway Surveyor and Nitsch Engineering determine that it is necessary.

*The motion was seconded and passed unanimously.*

### **FALL TOWN MEETING ARTICLES**

The Board discussed possible warrant articles to be presented at the Fall Town Meeting. The Board will work on the following proposed by-law amendments:

June 5, 2008

Page 3 of 3

**Sign By-law** – The Planning Board will work with the Sign Committee to propose an amendment to incorporate Chapter 196 as a section of the Zoning By-law rather than the general by-laws. The Board will meet with the Sign Committee in July.

**Street Addressing By-law** – The Planning Board will work with the IT Committee and Public Safety Officials to amend Chapter 119 Buildings (Numbering of) to standardize the assigning of numbers for buildings and units.

**Wind Towers** – The Planning Board will work with Town Counsel to develop a by-law regulating wind towers.

#### **MEMORANDUM OF UNDERSTANDING – MASSACHUSETTS & NEW HAMPSHIRE**

The Planning Board discussed 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) presented by Mark Archambault of the Nashua River Watershed Association on May 22, 2008.

Mr. Archambault will be presenting the MOU to the Board of Selectmen at its meeting on June 9, 2008. It is not clear whether the Selectmen have the authority to execute the agreement or if a Town Meeting vote is required. The motion was made by Perkins to offer up to \$1500 from the Planning Board's FY2008 legal budget for Town Counsel to review the legal process required for the Selectmen to execute the Memorandum of Understanding. *The motion was seconded and passed unanimously.*

#### **CHAPTER 43D COMMITTEES**

The motion was made by Perkins to send thank you letters signed by the Chairman of the Planning Board and the Chairman of the Board of Selectmen to all members who served on the Chapter 43D Committees. *The motion was seconded and passed unanimously.*

Meeting adjourned at 9:30 PM

Respectfully submitted,

Michelle Collette  
Town Planner