

**GROTON PLANNING BOARD  
OCTOBER 2, 2008  
MINUTES**

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

Members present: Capes, Burke, Giger, Hess, and Wilson

Members absent: Perkins and Barringer

**DESIGN REVIEW COMMITTEE CANDIDATES**

The Board interviewed Kathleen Barron and Fay Raynor, candidates for the Design Review Committee. Vice Chairman Capes explained that the Station Avenue Overlay District established a three member Design Review Committee to be appointed by the Planning Board. Dan Barton and Lorayne Black of the Design Guidelines Committee both agreed to serve on the Design Review Committee. The Board is looking for a member to fill the third seat on the Committee. He thanked the candidates for submitting their names for consideration.

Ms. Barron is an interior designer with a strong interest in seeing the Station Avenue Overlay District develop with New England charm and in keeping with the character of the Town.

Ms. Raynor is an architect with experience in mixed use and green buildings, both large and small scale. She is interested in working on the Station Avenue project because it has generated community interest and participation.

Member Giger asked each candidate about time constraints. Ms. Barron said she is an at-home Mom so she has a flexible schedule. Ms. Raynor said she can adjust her work schedule to be available.

Member Wilson asked about working with the Design Guidelines. Ms. Barron said she prefers to treat things in a somewhat general manner based upon what exists in the area today. New construction should look like it evolved over time.

Ms. Raynor said Design Guidelines are a necessary tool, but she favors creativity in the design process. She said the Town Center is a gathering place that should be a pedestrian-friendly area.

Ms. Barron agreed that young families should have a place to go and congregate. Quick retail shopping should be available in this area.

Vice Chairman Capes thanked the applicants for expressing interest in serving on the Design Review Committee. The Board will make the appointment when all Board members are present.

### **GROTON SCHOOL SITE PLAN APPROVAL**

The Board reviewed and edited the draft approval of the site plan for the Groton School bio-mass boiler house.

The motion was made by Wilson, seconded by Giger, to approve the site plan with the following conditions:

1. The applicant shall comply with the requirements of the Fire Chief, including but not limited to:
  - a) Adequate access around the building for fire apparatus.
  - b) Adequate turnaround for fire apparatus in the rear of the building.
  - c) Proper water supply to the building to fight a fire, ie: possible new hydrant(s).
  - d) Appropriate fire detection and suppression systems installed in the building.
  - e) A "Lock Box" to hold building keys.
  - f) Fire alarm notification to dispatch via a "radio master box".
2. There shall be no net increase in the rate or volume of storm water runoff from the site as required in Section 218-25G(1)(c).
3. The drainage system shall be constructed and function in compliance with the Massachusetts Department of Environmental Protection Stormwater Handbook, revised and updated in accordance with revisions to the Wetlands regulations, 310 CMR 10.00, and the Water Quality Regulations, 314 CMR 9.00, relating to stormwater, dated February 2008.
4. Stormwater Management Plan must be submitted to the Earth Removal Stormwater Advisory Committee for its review and approval as required in Chapter 198 Stormwater Management.
5. The project is subject to a Certificate of Appropriateness issued by the Historic Districts Commission MGL Chapter 40C, and the Code of the Town of Groton Chapter 153.
6. The project is subject to an Order of Conditions issued by the Groton Conservation commission pursuant to MGL Chapter 131, §40, and Chapter 215 of the Code of the Town of Groton

7. Vegetative screening shall be used to minimize headlight glare onto public ways as required in Section 218-25G(1)(g).
8. Lighting shall not intrude onto other properties or public ways as required in Section 218-25G(1)(h).
9. Parking for the disabled and access to the building shall comply with the requirements of the Architectural Access Board Regulations, 521 CMR, and the Americans with Disabilities Act.
10. The installation of the public water supply system shall conform to the specifications of the Groton Water Department.
11. All signs must conform to the Sign By-Law, Chapter 196 of the Code of the Town of Groton.
12. The removal of any excess earth material from the site requires a Certificate of Exemption from the Earth Removal By-law, Chapter 134 of the Code of the Town of Groton. Chapter 134, Section 10 Exemptions.
13. The Planning Board may review the project one year after the granting for the first occupancy permit to determine if any modifications are warranted.

***The motion passed unanimously.***

#### **PUBLIC HEARING – CRYSTAL SPRINGS ESTATES SPECIAL PERMIT**

At the request of the applicant, the Board voted unanimously to continue the public hearing on October 16, 2008, at 8:30 PM.

#### **BLOOD EARTH REMOVAL PERMIT**

Member Giger, the Board's representative on the Earth Removal Stormwater Advisory Committee, presented a brief history of the problems associated with the earth removal activity on the Blood property located off West Main Street. Mr. Blood took the appropriate measures to correct the situation and stabilize the disturbed slope.

The motion was made by Giger, seconded by Wilson, to recommend that the Board of Selectmen renew Mr. Blood's earth removal permit. ***The motion passed unanimously.***

#### **COMMENTS TO THE ZONING BOARD OF APPEALS – OAK RIDGE ESTATES**

The Board discussed the latest revisions to the Oakridge Estates plan including the applicant's request to change the housing from 55 and older to family housing. The motion was made by Giger, seconded by Wilson, to submit the following comments:

1. The ZBA should check with the Board of Health regarding the proposed number of bedrooms and sewage capacity under Title Five.

2. The removal of the age restrictions may adversely impact trip generation counts and traffic safety. The intersection of the proposed roadway and Route 119 continues to be a public safety concern.
3. Since families may be living in this development, the ZBA should consider recreational centers or similar amenities.
4. A school bus shelter should be constructed for children waiting for the school bus.
5. Construction at nearby Monarch Path involved removal of a considerable amount of ledge. Does this site have the same bedrock configuration?
6. Does the proposed revision to the application require submission of an Environmental Notification Form (ENF) as required by MEPA?
7. Has the ZBA checked with Town Counsel to see if the proposed changes can be reviewed as a modification or should be considered a new submission?

***The motion passed unanimously.***

Meeting adjourned at 8:30 PM

Respectfully submitted,

Michelle Collette  
Town Planner