

**GROTON PLANNING BOARD  
OCTOBER 23, 2008  
MINUTES**

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

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

Members absent: Barringer and Capes

**PUBLIC HEARING – PHOENIX CONSTRUCTION SITE PLAN REVIEW**

The Board received a letter dated October 23, 2008 from Attorney Robert Collins withdrawing the site plan review application submitted by Phoenix Construction for housing for people 55 years old and older. The Board voted unanimously to accept the withdrawal of the application, without prejudice.

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

The Board voted unanimously to continue the public hearing on the Crystal Springs Estates special permit to November 13, 2008 at 7:30 PM as requested by the applicant.

**PRE-SUBMISSION REVIEW – NORTH MIDDLESEX SAVINGS BANK**

The Board met with Mary Markham of the North Middlesex Savings Bank (NMSB) and Ralph Huslander of Stafford Engineering to discuss the NMSB's request for a waiver of site plan review for the proposed installation of a generator to be located at the bank's facility at 489 Main Street, Mill Run Plaza.

Mr. Huslander presented information on ambient noise levels as shown on the plan. He measured a variety of points to demonstrate that the residential neighbors on Arlington and Mill streets will not be impacted by the new generator.

Member Burke asked if the generator would be tested once a week. Mr. Huslander said, "yes."

Member Burke asked if the generator would be fueled with gas. Mr. Huslander said, "yes," natural gas is piped into the site.

Member Giger asked Mr. Huslander to submit a copy of the manufacturer's specifications for the generator. Mr. Huslander agreed.

Member Giger asked when noise levels were measured. Mr. Huslander said he took measurements today at 1:30 PM.

Member Giger asked if the generator would be used to avoid peak electrical use. Mr. Huslander said, "no," the generator will only be used when the bank loses power.

Member Giger said he believed the Board should require site plan review so the neighbors would be notified and would have a chance to comment on the application.

Member Hess noted that the generator should be tested mid-day when ambient noise levels are higher. He also stated that the proposed design is not ideal for this site since the rear of the bank building faces Main Street.

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Member Hess asked what type of plantings would be used to screen the generator. Mr. Huslander said they would plant 6-7 ft tall arbor vitae. Member Hess suggested using fencing and shrubs to provide a visual connection to the building. Ms. Markham said it is definitely something the NMSB would consider doing.

Member Burke suggested using more asymmetrical plantings because they would look more natural.

Chairman Perkins asked about the size of the generator. Mr. Huslander said it is 5 ft wide, 11.5 ft long and 5.5 ft tall.

Member Giger asked how many kilowatts. Mr. Huslander said 150kW.

Member Wilson asked if power outages happen frequently. Ms. Markham said the bank lost power 4 or 5 times this summer. The loss of power affects all of the bank's facilities since the central operations are located in Groton. Brownouts frequently impact different parts of the building.

Member Giger said he understood the need for the generator, but it is important for abutters and the other businesses to know about the proposed plan. Mr. Huslander said all the business owners are aware of the proposed generator.

The motion was made by Burke, seconded by Hess, to require a Level I site plan for the NMSB's proposed generator. ***The motion passed unanimously.***

#### **SITE PLAN REVIEW – COUNTRY BUTCHER, 68 BOSTON ROAD**

The Board considered the site plan submitted by Leonard Hester to renovate the existing building at 68 Boston Road. The retail space will be used for a butcher shop, delicatessen, and take out restaurant. Applicants Leonard Hester and Ken Demers and landowner James Cullen were present.

Mr. Cullen said the applicant submitted the site plan for review because the proposed use is a change of use. Mr. Hester said the old-fashion butcher shop will be open seven days a week and will sell milk, eggs, vegetables, coffee, sandwiches, and ready-made meals. Mr. Cullen added that the space was used as a convenience store (Forcino's Market) for many years.

Member Hess asked how many parking spaces are required. Mr. Hester said from 5 to 12, depending upon the category of use. *(Note: The building has 1200 SF; retail use requires five parking spaces with one space per 250 SF; a take-out restaurant requires 12 spaces with one per 100 SF.)*

Member Giger asked if a generator would be installed. Mr. Hester said, "yes," a generator would be needed to save food in the event of a power failure. Member Giger asked where the generator would be located. Mr. Hester said it may be installed in the basement. Member Giger said the applicant should check with the Fire Chief before installing the generator.

Member Wilson said the proposed use is a good use of this site. He asked if the parking lot would be paved. Mr. Cullen said it is paved in front of the store, but not in the rear.

Member Wilson asked about snow storage. Mr. Cullen said snow would be plowed to the edge of the property.

Member Burke asked if the parking would be shared with 66 Boston Road. Mr. Cullen said, "yes" there is one tenant in the office building at the present time.

Member Burke asked about the size of the buildings. Mr. Cullen said the retail store at 68 Boston Road is 1200 SF and the office at 66 Boston Road is 1800 SF. There are thirty parking spaces shown on the site plan.

Member Burke asked if the parking spaces in the rear of the site would be marked. Mr. Cullen said, "no."

Chairman Perkins asked about the location of the fire hydrant. Mr. Cullen said it is on his land and there is a marker indicating "no parking" within ten feet of the fire hydrant.

Chairman Perkins asked about the new parking area behind the building. Mr. Cullen said it is grass now, but it will be compacted to provide parking. Chairman Perkins asked how close the parking area is to the wetlands. Mr. Cullen said about 25 ft.

Member Wilson asked if parking would obstruct access for fire trucks. Mr. Cullen said, "no," they would work with the Fire Chief to be sure fire trucks would have access.

Member Giger asked if the basement would be leased for other uses. Mr. Cullen said, "no," it is used for storage.

Member Giger asked about seating for customers and if there would be tables and chairs. Mr. Demers said people will stop and go quickly. They will not stay to eat. There will be no tables or chairs.

Chairman Perkins asked where parking for disabled people would be located. Mr. Hester pointed out the parking space on the site plan.

Selectman Eliot said Forcino's Market was a very similar use. She said she supports the plan. She asked if the dumpster would be screened. Mr. Hester said, "yes."

Brad Bigelow stated that the proposed Country Butcher Shop is a wonderful idea.

Chairman Perkins said the Board should receive comments from the Fire Chief and Police Chief before it approves the plan.

The Board voted unanimously to continue the review on November 6, 2008 at 7:30 PM.

## **MINUTES**

The Board voted to approve the minutes of September 11, 2008; September 18, 2008; September 25, 2008; and October 2, 2008.

## **TOWN MEETING ARTICLES**

The Board discussed the Town Meeting articles that were not acted on at the October 20, 2008 Town Meeting. The meeting was dissolved because there was no quorum.

The Board will rewrite the Wind Energy Conversion Facilities By-law and provide more information for the voters. Selectman Eliot suggested that the Board meet with the Groton

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Electric Light Department to discuss the by-law. Member Barringer will meet with GELD on November 10, 2008.

Member Hess said he is still interested in proposing an amendment to the Flexible Development by-law to add criteria to promote neighbors and green building. Board members agreed.

The Board will also resubmit the amendment to the Accessory Apartment by-law at the Annual Town Meeting.

Meeting adjourned at 9:15 PM

Respectfully submitted,

Michelle Collette  
Town Planner