

**GROTON PLANNING BOARD  
DECEMBER 4, 2008  
MINUTES**

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

Members present: Perkins, Barringer, Burke, Capes, and Giger

Member absent: Hess and Wilson

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

The Board voted unanimously to continue the public hearing on the Crystal Springs Estates special permit to December 11, 2008 at 7:30 PM as requested by the applicant.

**MONARCH PATH UPDATE**

The Board received a letter dated November 6, 2008 from TF Moran, design engineer of the Monarch Path subdivision, stating that the sight distances are not impeded by the newly constructed stone walls at the entrances to the subdivision. The Board also received a report dated November 20, 2008 from Nitsch Engineering supporting TF Moran's statement.

Town Planner Michelle Collette reported that the granite curbing is being installed along Monarch Path as required by the Planning Board.

**SITE PLAN REVIEW – NMSB AT MILL RUN PLAZA**

*(Member Capes stepped down and did not participate because he is an abutter.)*

The Board considered the site plan submitted by the North Middlesex Savings Bank (NMSB) to install a generator at its facility at Mill Run Plaza. Mary Markham of the NMSB and Ralph Huslander of Stafford Engineering were present.

Chairman Perkins read comments from the Water Department, the Fire Chief, the Groton Electric Light Department, and the Building Inspector.

Member Giger asked if the white fence could be a softer color. Ms. Markham said the buildings are yellow with white trim so the color of the fence matches the trim on the buildings.

Member Barringer asked if the door to the generator would be locked. Ms. Markham said, "yes."

Member Barringer asked about the height of the fence. Mr. Huslander said it will be six feet high. Member Burke asked when the generator would be tested. Mr. Huslander said once a week at 9 AM when ambient noise from traffic is loudest.

The motion was made by Barringer, seconded by Burke, to approve the Level I site plan entitled, "North Middlesex Savings Bank - New Generator Project," prepared by S. R. Stafford Engineering, Inc. dated October 24, 2008, with the following conditions:

1. The applicant shall comply with the requirements of all Town departments and public safety officials.

***The motion passed unanimously.***

**SITE PLAN REVIEW – GROTON WELLNESS AT MILL RUN PLAZA**

*(Member Capes stepped down and did not participate because he is an abutter.)*

The Board considered the site plan submitted by Dr. Robert Evans for new walkways and patio at the Groton Wellness Center. Dr. Evans and landscape architect Lorayne Black were present.

Member Burke disclosed that he is a client of Lorayne Black's and that he will act impartially on the application.

Chairman Perkins read comments from the Water Department.

Dr. Evans said he would like to add the patio in the rear of the building so his clients could sit outside while they are waiting for treatment. Ms. Black said the southwest orientation, flowering plants and ornamental grasses will create a pleasant sitting area. The five foot lattice fence will provide screening from the parking lot.

Member Barringer asked if there would be any change to existing parking. Dr. Evans said, "no."

Member Giger asked how the area would be used and whether food would be served. Lorayne Black said chairs will be provided for people who are waiting. Dr. Evans said no food will be consumed in this area.

Member Burke noted that the plan changes three existing entrances to two. He asked if the condominium trustees approved the change. Dr. Evans said the trustees and owners approved the change. Member Burke said the patio looks very nice and will benefit the site.

Selectman Anna Eliot asked whether the other unit owners in the building approved the changes. Dr. Evans said there are only two other owners. Member Burke said the common area is subject to the Condominium Association rules.

Chairman Perkins requested that the applicant submit written documentation from the Condominium Association.

Mr. Huslander said Dr. Evans presented plans for the walkways but not the patio to the Condominium Association. The Trustees voted to approve only the walkways.

Dr. Evans said once the Planning Board approves the site plan for the patio, he will submit it to the Condominium Association for its approval.

Mr. Huslander said the common areas are owned by the association. Member Barringer noted that the Condominium Association can reject the plan if they do not like it.

Abutter Ray Capes asked if there would be any increase in impervious surface. Ms. Black said she does not have drainage calculations, but the number of walkways will be reduced from three to two. Crushed stone and plant materials will be added to the site. Mr. Capes stated his concerns about any increase in runoff from the site.

Member Burke asked who the applicant is because the proposed work is in the common area. Town Planner Michelle Collette said the application form was signed by Dr. Evans as applicant and as owner.

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The motion was made by Burke, seconded by Giger, to approve the consolidation of entry walkways and landscaping as shown on the Level I site plan entitled, "Groton Wellness Center, Mill Run Plaza, Groton, MA," prepared by Lorayne Black, ASLA, dated November 24, 2008, with the following conditions:

1. The gates on the fence shall not be locked at any time. Locked gates would prevent access and egress to and from the building during a fire or public safety emergency.
2. Construction shall not commence until the applicant submits a letter of consent from the Mill Run Plaza Condominium Association Trustees as owners of the property.
3. The Planning Board shall review the project one year after the occupancy permit is granted to determine if any modifications are warranted.

***The motion passed unanimously.***

#### **SITE PLAN REVIEW – NMSB AT MILL RUN PLAZA**

The motion was made by Burke, seconded by Barringer, to amend the approval of the NMSB generator by addition the following condition:

1. Construction shall not commence until the applicant submits a letter of consent from the Mill Run Plaza Condominium Association Trustees as owners of the property.

***The motion passed unanimously.***

#### **STATION AVENUE UPDATE**

Selectman Anna Eliot updated the Board on the Station Avenue project. She said the Selectmen sent a letter to Capstone on October 28, 2008 regarding its proposal to purchase the Groton Electric Light Department's property. The Selectmen have not discussed the matter yet because they are waiting for a response from Capstone. A Purchase and Sales Agreement has not been signed to date.

Member Barringer noted that there is no application before the Planning Board at this time.

Reporter Connie Sartini said she called Capstone this week. They are still working on a plan but it is not completed yet.

#### **MINUTES**

The Board voted to approve the November 20, 2008 minutes.

Meeting adjourned at 9:15 PM

Respectfully submitted,

Michelle Collette  
Town Planner