

**GROTON PLANNING BOARD
FEBRUARY 12, 2009
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: Barringer and Perkins

PUBLIC HEARING – CRYSTAL SPRING ESTATES SCENIC ROADS

In accordance with the provisions of § 184-3 of the Code of the Town of Groton, the Planning Board and Tree Warden held a public hearing to consider the application submitted by Robert Kiley to remove trees and alter a stone wall within the right-of-way of Old Dunstable Road along the frontage of Assessors Map 248, Parcel 4.

Vice Chairman Capes called the public hearing to order. Clerk Burke read the notice published in the January 23 and 30, 2009 issues of *The Groton Herald*. Landowners Robert and Mary Gamlin, applicant Robert Kiley, Attorney Robert Collins, and surveyor Stan Dillis were present.

Attorney Collins presented the plan to cut trees and remove a section of the stone wall to construct the curb cut for the Crystal Spring Estates subdivision road. The same stones will be used to create a new wall as shown on the plan. The trees must be removed to improve sight distances on Old Dunstable Road. A stone bench will be installed for children waiting for the school bus. A path will be created for pedestrian access.

Surveyor Stan Dillis added that the existing slopes off Old Dunstable Road are 1:1 which is not safe. Removing the trees will allow creation of a 3:1 slope. Mr. Dillis said the curb cut was designed to minimize the number of trees to be removed.

Member Burke suggested that the trees be replaced with groups of trees planted together for a more natural appearance. He asked if the pedestrian path would be paved or unpaved. Mr. Dillis said an unpaved path to the school bus waiting area would be constructed.

Highway Surveyor/Tree Warden Robert T. Delaney said the proposed curb cut is in the safest location. The existing side slope off Old Dunstable Road is very dangerous. The work shown on the plan will improve the existing conditions. He said the trees to be removed have been posted, and he has not received any comments.

Member Capes asked if the road would be widened in this area. Mr. Dillis said, "yes," by four feet. He said the sight distance is the best in this location.

Member Capes asked what type of trees would be removed. Mr. Dillis said pine, oak and cherry as listed on the plan.

Member Capes asked if the new wall would be constructed at right angles. Mr. Dillis, "yes," the wall would be at right angles and they would use the same stones and try to mimic what is there now.

The Board voted unanimously to close the public hearing.

The motion was made by Burke, seconded by Wilson, to grant the permit to remove trees and alter the stone wall as detailed in the plan entitled, "Crystal Spring Estates, Scenic Road Application, Groton, Massachusetts, Flexible Development Plan," prepared by Ducharme & Dillis Civil Design Group, Inc., dated January 15, 2009, revised February 5, 2009, with following conditions:

1. The work shall be performed in accordance with the above-referenced plan.
2. The stones from the removed portion of the existing walls shall be utilized to construct the relocated, dry-stacked stone wall.

SITE PLAN REVIEW – GROTON SCHOOL PHOSPHOROUS REMOVAL SYSTEM

The Board considered the Level I Site Plan submitted by Groton School to install a phosphorous removal system at the waste water treatment facility located near the Nashua River. Attorney Robert Collins represented Groton School at the meeting.

Mr. Collins stated that Groton School is exempt from zoning under Chapter 40A, Section 3. The School submitted a Level I Site Plan along with a request for waivers. He said the Board's review must be confined to the size and massing of the buildings and parking. He submitted a copy of a letter dated October 22, 2008 from the Department of Environmental Protection (DEP) to Groton School. The DEP letter mandated the installation of the phosphorous removal system in order to protect water quality of the Nashua River. The proposed building includes machinery and a chemical containment system with floor drains that discharge to the waste water treatment facility.

Vice Chairman Capes read the comments from the Groton Water Department.

Attorney Collins responded that the bathroom will be served by an on-site well. The existing water service line to the boat house is 70-80 years old and is only used during the summer. The water system is more than 3000 feet away from the site.

Member Hess asked how the technology works. Kelly Whalen of Newfields Engineering explained the waste water system that treats 35,000 gallons in four filter beds that discharge to the river. The beds were renovated several years ago, but phosphorous levels are about 2-4 m/l. The DEP is ordering a maximum of 1 m/l because phosphorous encourages weed growth and algae in the river.

Attorney Collins said the Board of Health and Conservation Commission will review the plans.

Member Giger asked about the storage of chemicals at the site. Mr. Whalen said the chemicals include aluminum sulfate, caustic soda, and a polymer. The chemicals will be delivered by tank trucks or in cubes. The proposed building is a concrete bunker with four ft containment walls.

Member Burke asked if the caustic soda would be in liquid or dry form. Mr. Whalen said it would be liquid. A safety shower and eye wash station will be installed in the building.

Member Giger asked if a generator would be included. Mr. Whalen said, "yes." The generator would be run with diesel fuel stored in an above-ground tank.

Member Giger asked if an alarm system would be installed to monitor chemical spills. Mr. Whalen said, "no," but there is an alarm from the building to the Groton School buildings and grounds office. Member Giger asked for more information on the alarm system. He said the site must be accessible by the Fire Department during all seasons.

Vice Chairman Capes asked if the existing dirt road would be improved. Attorney Collins said a starpack surface would be installed and the culvert will be rebuilt.

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Vice Chairman Capes asked what type of delivery trucks would be used. Mr. Whalen said either 3000-5000 tanker trucks or smaller trucks to deliver cubes.

Member Hess asked about the frequency of chemical deliveries. Mr. Whalen said every two months.

Vice Chairman Capes asked about lights on the building. Attorney Collins said there would be a light over the door as required by code.

The motion was made by Wilson, seconded by Burke, to waive Level II submission and accept a Level I Site Plan. ***The motion passed unanimously.***

The Board will continue its review of the site plan on February 26, 2009 at 7:30 PM.

WIND ENERGY CONVERSION FACILITIES

The Board reviewed and approved the power point slides prepared by Member Giger for the proposed Wind Energy Conversion Facilities amendment. The slides will be presented at the public hearing on February 19, 2009 and a condensed version will be presented at Town Meeting.

TOWN MEETING WARRANT ARTICLES

The Board will submit three articles for consideration at the Spring Town Meeting: Wind Energy Conversion Facilities, Accessory Apartments, change "detached" to "attached" in the "two-family" item in the Schedule of Use Regulations.

Selectmen Anna Eliot asked why the Board wanted to change Schedule of Use Regulations. She said two detached units are less contrived than units that are attached by fences or arbors, especially for large farm properties.

The motion was made by Burke, seconded by Wilson, to submit the proposed amendment to change "detached" to "attached" in the two-family item in the Schedule of Use Regulations. ***The motion passed with Members Capes, Burke, Hess, and Wilson in favor; Member Giger abstaining.***

COMPREHENSIVE MASTER PLAN RFP

The Board reviewed the first draft of the Request for Proposals (RFP) for the Comprehensive Master Plan. The Board agreed that the plan should focus on economic development issues. However, all nine elements in Chapter 41, section 81D, must be considered.

Meeting adjourned at 10:15 PM

Respectfully submitted,

Michelle Collette
Town Planner