

**GROTON PLANNING BOARD  
APRIL 9, 2009  
MINUTES**

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

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

Member absent: Capes and Barringer

**SAMANTHA REALTY TRUST PRE-SUBMISSION REVIEW**

The Board met with Steve and Michelle Catalano of Samantha Realty Trust, Bob Drake and LuAnn Swaney of the Nashoba Valley Medical Center and Nicholas Pauling of GPR, Inc. to discuss the proposed change of use at the commercial development located at One Forge Village Road.

Mr. Pauling said the Planning Board approved the site plan for professional offices, retail and restaurant use. The Nashoba Valley Medical Center would like to convert the former retail space to medical office use. Mr. Pauling submitted a summary of the parking requirements and existing parking spaces. He noted that 72 spaces are required and there are 83 spaces available at the site.

Chairman Perkins asked where on the premises the medical offices would be located. Mr. Catalano said the medical office would be on the first floor of older building.

Member Burke asked if there are enough spaces on the site today because there are vacancies. Mr. Pauling said he included full occupancy of all leasable space in his parking requirements summary.

Town Planner Michelle Collette said the property is subject to a special permit because it is located in a Water Resource Protection District. The Planning Board and Board of Health approved the plan for secondary waste water treatment in 2007. Mr. Pauling said the medical offices would have standard flow rates under Title Five. He said they are meeting with the Board of Health to discuss the sewage disposal system.

Member Giger said he is comfortable with the proposed change of use since the site is under the control of one owner. He expressed concern about frequent ambulance calls at the medical offices and the ability of the ambulances to access the site easily. Chairman Perkins said the Board conducted a thorough review of the site plan in 2007 including review by traffic engineer Gary Hebert of Fay, Spofford & Thorndike.

Member Giger asked the applicants if they would be willing to make a donation to the Town for the purchase of Opticom Scanners to be installed in emergency vehicles. Other applicants, such as Shaws and Ebrahim Masehlan have made donations. Mr. Catalano agreed to do so.

The motion was made by Burke, seconded by Wilson, to waive Site Plan Review for the proposed change of use with the condition that the property owner submit a new parking summary and stacking chart showing use for each level of both buildings on the property. ***The motion passed unanimously.***

**WIND ENERGY CONVERSION FACILITIES**

The Board reviewed the power point presentation for the Wind Energy Conversion Facilities.

Meeting adjourned at 9:00 PM

Respectfully submitted,

Michelle Collette  
Town Planner