

**GROTON PLANNING BOARD
MAY 21, 2009
MINUTES**

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

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

Members absent: Barringer and Hess

SITE PLAN REVIEW – GROTON COMMUNITY SCHOOL

The Board continued its review of the site plan submitted by the Groton Community School to build an addition on the existing pre-school facility located at 110 Boston Road. Attorney Robert Collins and design engineer Stan Dillis of Ducharme and Dillis Civil Design Group presented the plan.

Mr. Dillis said the number of parking spaces has been reduced from 57 to 41 based upon the discussion at the April 30, 2009 meeting. The size of the parking lot has been reduced to address the Conservation Commission's concerns.

Attorney Collins said the reduction in the number of parking spaces requires a waiver from the Planning Board under §218-23C.

Member Giger asked if the applicant approached the other landowners about shared parking. Attorney Collins said parking spaces are shared today without any problem. He said a formal agreement is not necessary.

Mr. Dillis added that the access road is three lanes wide and could be used for parking when necessary.

Member Giger asked if the outdoor play ground equipment would be removed. Mr. Dillis said, "no," it will stay where it is.

Member Giger asked about construction details for the bio-retention area. Mr. Dillis said the details are included on the plan. Mr. Dillis said he would submit the list of plantings to the Board. Member Giger asked about the Operation and Maintenance Plan for the stormwater system. Mr. Dillis said it is included in the Notice of Intent submitted to the Conservation Commission.

Member Burke asked when the school would tie into the municipal sewer system. Mr. Collins said prior to the issuance of a building permit for the addition.

Member Burke said the plan is improved as a result of the reduction in the number of parking spaces.

Member Capes asked if the dumpster would be screened. Mr. Dillis said it is not screened now.

Chairman Perkins asked if a parking space would be eliminated to accommodate the dumpster. Mr. Dillis said a car would have to be moved to empty the dumpster. He said he would investigate relocating the dumpster.

Attorney Collins submitted information on the school's enrollment, programs and schedule.

The Board discussed whether to ask its engineer to review the Level I site plan. Attorney Collins said the Conservation Commission and Earth Removal Stormwater Advisory Committee both have jurisdiction over the drainage system and other aspects of the plan. The Level I site plan is for an educational use. Town Planner Michelle Collette said the site plan requires a Stormwater Management Permit. The engineering review will be done at that time. The Board agreed that the stormwater issues would be reviewed as part of other permits.

The Board voted unanimously to extend the deadline to June 15, 2009 as requested by the applicant.

The Board will vote on the site plan at its meeting on May 28, 2009.

SHAW'S PERFORMANCE BOND RELEASE

The Board received a request from Shaw's to release the performance bond for the Boston Road Marketplace since the work had been completed in 2005.

The motion was made by Burke, seconded by Giger, to release the bond for \$3,885,000.00 upon receipt of a replacement bond in the amount of \$150,000.00. The Board reserves the right to modify the amount of the replacement bond prior to the issuance of a building permit for new construction at the Boston Road Marketplace if circumstances warrant it. ***The motion passed unanimously.***

SITE PLAN REVIEW – NASHOBA VISION

(Member Capes disclosed that he is Dr. O'Neill's patient.)

The Board reviewed the site plan submitted by Dr. Michael O'Neill of Nashoba Vision to construct a small addition on the rear of his building located at 140 Main Street. Dr. O'Neill, design engineer Neal Gorman of David Ross Associates, and architect David Hopper were present.

Mr. Gorman described the proposed addition to the rear of the building. A new handicapped accessible entrance will be constructed in compliance with the Americans with Disabilities Act (ADA). There will be no change to the existing 14 parking spaces.

Mr. Hopper said the proposed addition will provide better functionality and accessibility. Patients will be seen on the first floor. The second floor will be used for office space. The existing business will not expand. The building will be brought up to current standard and code. A new sprinkler system will be installed. The applicant met with the Historic Districts Commission (HDC), and the HDC approved the plan.

Member Capes asked what the additional space would be used for. Mr. Hopper said there would be larger rooms for better circulation, a new stairway would be constructed, and a new bathroom would be created in compliance with ADA requirements. Dr. O'Neill added that the addition will also include a display area for glasses and workspace for technicians.

Member Capes asked about the distance between parking spaces at the rear of the site. Mr. Gorman said there are no parking spaces in this area.

Member Capes said two access points are required for lots with more than ten spaces unless the Board grants a waiver.

May 21, 2009

Page 3 of 3

Member Burke said the plan is very attractive and adds to the ambience of the downtown. He said the plan may not fit the regulations so some flexibility is required. He said the aisle width with two-way traffic may also require a waiver.

Member Burke asked how many doctors and exams rooms would be at this location. Dr. O'Neill said he is the only doctor in the practice since his partner moved to New Jersey.

Member Burke asked about the use of the third floor and whether it is habitable. Mr. Hopper said it is for storage only.

Member Giger expressed concerns that the plan may work well for Dr. O'Neill but may not be adequate for a different type of medical office if the property is sold.

Member Wilson commented that this plan preserves the architectural integrity of this historically significant building.

Chairman Perkins requested that the species of plants be noted on the site plan.

The Board voted to continue the site plan review on May 28, 2009 at 8:30 PM.

Meeting adjourned at 9:00 PM

Respectfully submitted,

Michelle Collette
Town Planner