

**GROTON PLANNING BOARD
JULY 16, 2009
MINUTES**

Chairman Capes called the meeting to order at 7:15 PM in the Town Hall

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

Members absent: Barringer and Hess

ANR PLAN

Joan Grant Thompson, Lost Lake Drive - The Board considered the Approval Not Required (ANR) plan submitted by Grant Thompson. Surveyor Michael Martorella of David E. Ross Associates presented the plan to create Parcel A to be conveyed to the abutter. The property is located on Lost Lake Drive, Beecher Street, and Chestnut Street. No new building lots are created by the plan.

The motion was made by Perkins, seconded by Giger, to endorse as Approval Not Required the plan entitled, "Plan of Land in Groton, Mass. Prepared for Joan Grant Thompson," prepared by David E. Ross Associates, dated June 4, 2009. ***The motion passed unanimously.***

Thomas Sangiolo, Whiley Road - The Board considered the Approval Not Required (ANR) plan submitted by Thomas Sangiolo. Attorney Ray Lyons presented the plan to exchange parcels with the abutter as noted on the plan. The property is located on Whiley Road. No new building lots are created by the plan.

The motion was made by Perkins, seconded by Giger, to endorse as Approval Not Required the plan entitled, "Plan of Land in Groton, Massachusetts, Prepared for Thomas Sangiolo," prepared by Cornerstone Land Consultants, dated June 1, 2009. ***The motion passed unanimously.***

Gloria Fuccillo, Lowell Road - The Board considered the Approval Not Required (ANR) plan submitted by Gloria Fuccillo. Selectman Anna Eliot presented the plan to create two lots on Lowell Road. It is anticipated that one lot will be conveyed to the Groton Electric Light Department and the other lot will be conveyed to the Conservation Commission.

The motion was made by Burke, seconded by Wilson, to endorse as Approval Not Required the plan entitled, "Plan of Land in Groton, Massachusetts, Prepared for Gloria Fuccillo," prepared by R. Wilson Associates, dated July 2, 2009. ***The motion passed unanimously.***

PUBLIC HEARING – SPECIAL PERMIT, RM HICKS, JENKINS ROAD

The Board continued the public hearing to consider the application submitted by RM Hicks Corporation to create a hammerhead lot on Jenkins Road. Attorney Kevin Erickson presented the plan.

Mr. Erickson submitted the revised plan showing modifications to the driveway. He said the driveway is 12-14 ft wide. There is also a 16 ft wide pull-off area and turn-around for emergency vehicles.

Chairman Capes asked about the possibility of using a shared driveway to serve the three lots shown on the plan. Mr. Erickson said the driveway for Lot 3 has been moved to the other side of the lot. The applicant is not willing to use a shared driveway because the lots will be sold to two different owners as soon as the plan is approved.

Mr. Erickson said RM Hicks would withdraw the proposed Comprehensive Permit Plan and Flexible Development plan as soon as the special permit for the hammerhead lot is approved.

The Board voted unanimously to close the public hearing.

The motion was made by Wilson, seconded by Perkins, to grant a special permit to RM Hicks Corporation to utilize the provisions of Groton Zoning By-law Section 218-23.1 Hammerhead Lots to create one hammerhead lot as shown on the plan entitled, "Special Permit Plan, 32 Jenkins Road, Groton, MA; Prepared for Robert M. Hicks, Inc.," prepared by LandTech Consultants, dated May 20, 2009, with revisions through July 13, 2009, with the following findings and conditions:

Findings:

1. **Social, economic and community needs:** The creation of the proposed hammerhead lot results in less density than the previously submitted Comprehensive Plan for the same locus.
2. **Traffic flow and safety:** There will be a minimal increase in traffic as a result of the creation of one hammerhead lot.
3. **Adequacy of Utilities:** The proposed hammerhead lot will be served by a private well and an on-site sewage disposal system. The proposed hammerhead lot will not have a negative impact on utilities.
4. **Neighborhood character:** There will be less impact on neighborhood character with creation of the 5.04 acre hammerhead lot. The proposed "NHESP Limit of Disturbance" shown on the plan will provide screening for abutting properties.
5. **Impacts on the environment:** There is much less environmental impact on the land from the creation of the hammerhead lots than from construction of the Comprehensive Permit plan. The "NHESP Limit of Disturbance" shown on the plan will provide protection to the natural environment.
6. **Fiscal impact on the Town:** There will be minimal fiscal impact on the Town as demonstrated by the analysis submitted by the applicant at the July 9, 2009 public hearing.

Conditions:

1. The proposed driveway shall meet the minimum requirements of Chapter 235, Driveways, of the Code of the Town of Groton, and construction standards for pull-off areas for emergency vehicles. The applicant must receive written approval of Fire Chief for the construction of the driveway prior to the issuance of a building permit.
2. The terms of the restriction pertaining to the "NHESP Limit of Disturbance" shown on the ANR plan shall be recorded with the deed. Evidence of recording the restriction and plan shall be submitted to the Planning Board and Building Inspector prior to the issuance of any building permits.
3. This special permit shall not be in effect until a certified copy of the special permit decision and Approval Not Required plan are recorded at the Middlesex South Registry of Deeds as required in GL Chapter 40A, Section 11, and Groton Zoning By-Law Section

218-32.1. No construction or site alteration shall commence nor shall any necessary permits be issued by any Board or official until evidence of such recording is submitted to the Planning Board by the applicant.

4. This special permit shall lapse in 24 months, which shall not include such time required to pursue or await the determination of an appeal referred to in Chapter 40A, Section 17, from the grant thereof if a substantial use thereof has not sooner commenced except for good cause. The recording of the special permit and subsequently approved ANR plan shall constitute commencement of substantial use.
5. This special permit runs with the land and applies to any successor in interest or successor in control.

The motion passed unanimously.

ROCKY HILL FIELD CHANGE

The Board received a letter dated July 15, 2009 from Attorney Robert Collins requesting a change in the location of the sidewalk to the opposite side of the road on Mockingbird Lane in the Rocky Hill subdivision.

The Board will ask its engineer to review the request and to determine whether there would be any negative impact on stormwater runoff before voting on the matter.

COMPREHENSIVE MASTER PLAN PROPOSALS

The Board completed its review of the proposals and ranked the five consultants for the Comprehensive Master Plan. The final scores are as follows:

Beals & Thomas	269
Cecil Group	308
Community Opportunities Group	366
Community Preservation Associates	256
Taintor & Associates	311

The Board will interview the Cecil Group, Community Opportunities Group, and Taintor & Associates on August 13, 2009 at 6 PM, 7 PM, and 8 PM. The Board will formulate its interview questions at its meeting on July 30, 2009.

Meeting adjourned at 9:00 PM

Respectfully submitted,

Michelle Collette
Town Planner