

**GROTON PLANNING BOARD
AUGUST 27, 2009
MINUTES**

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

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

Members absent: Hess and Wilson

ANR PLANS

RM Hicks, Jenkins Road – The Board considered the Approval Not Required (ANR) plan submitted by RM Hicks to create three new lots on Jenkins Road. Attorney Kevin Erickson presented the plan.

Attorney Erickson stated that Lot 2 is a hammerhead lot created with the grant of a special permit by the Planning Board. Lots 1 and 3 are conventional lots that meet all zoning requirements.

The motion was made by Giger, seconded by Barringer, to endorse as Approval Not Required the plan entitled, "Plan of Land – ANR, 32 Jenkins Road, Groton, MA," prepared by LandTech Consultants, dated August 11, 2009. ***The motion passed unanimously.***

Robert Anctil, Shenandoah Road – The Board considered the ANR plan submitted by Robert Anctil to change lot lines among four landowners- Robert Anctil, the Groton Conservation Trust, David Jewett, and Edward Jewett.

Attorney Anctil said the survey prepared in 1999 had errors which resulted in the Anctil's well being located on land owned by the Groton Conservation Trust. The new survey prepared by David E. Ross Associates in 2009, corrects the previous errors and creates several parcels to resolve multiple lot line issues. Access and utility easements are shown on the plan. No new building lots will be created by this plan.

Member Giger asked if Edward Jewett's lot is buildable. Attorney Anctil said, "no," because it does not have 50 ft of frontage or 5000 SF area. Chapter 40A, section 6, states:

Any increase in area, frontage, width, yard, or depth requirements of a zoning ordinance or by-law shall not apply to a lot for single and two-family residential use which at the time of recording or endorsement, whichever occurs sooner was not held in common ownership with any adjoining land, conformed to then existing requirements and had less than the proposed requirement but at least five thousand square feet of area and fifty feet of frontage.

Member Burke asked if the parcel owned by the Groton Conservation Trust was a paper street. Mr. Anctil said, "yes." He is buying the paper street from the Trust and conveying parcels to the David Jewitt and Edward Jewitt as noted on the plan.

The motion was made by Barringer, seconded by Giger, to endorse as Approval Not Required the plan entitled, "Plan of Land in Groton, Mass. Prepared for Robert and Pia Anctil," prepared by David E. Ross Associates, dated July 24, 2009. The motion passed with Capes, Barringer, Giger, and Perkins in favor; Burke abstaining.

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Peter Moller, Broadmeadow Road – The Board considered the Approval Not Required plan submitted by Peter Moller to create a 631 SF parcel to be conveyed from Virginia Wood to Peter Moller. The motion was made by Perkins, seconded by Barringer, to endorse as Approval Not Required the plan entitled, “Plan of Land in Groton, Mass. Prepared for Peter and Marva Moller,” prepared by David E. Ross Associates, dated July 24, 2009. ***The motion passed unanimously.***

ROCKY HILL LOT RELEASE

The Board received a letter dated August 27, 2009 from Attorney Robert Collins requesting release of Lot 37A in the Rocky Hill subdivision. The Board is holding a performance bond for construction of Quail Ridge Road and Robin Hill Road in the subdivision.

The motion was made by Barringer, seconded by Burke, to release Lot 37A in the Rocky Hill subdivision. ***The motion passed unanimously.***

COMPREHENSIVE MASTER PLAN CONSULTANT

The Board discussed the finalists for the Comprehensive Master Plan. Town Planner Michelle Collette reported on reference checks for the Cecil Group, Communities Opportunities Group, and Taintor & Associates. All members present agreed that Communities Opportunities Group is their first choice. Four members preferred Taintor and the second choice and one member preferred the Cecil Group.

The motion was made by Barringer, seconded by Perkins, to select Communities Opportunities Group as the consultant for the Comprehensive Master Plan subject to successful contract negotiations. ***The motion passed unanimously.***

LAND USE DEPARTMENTS REORGANIZATION

The Board discussed the Town Manager’s proposal to reorganize the Land Use Departments. Chairman Capes will discuss the following concerns with the Town Manager:

- The flow chart should be revised for clarity. (Member Giger offered to assist the Town Manager with this task.)
- The job title should be Land Use Director/Town Planner rather than Land Use Coordinator/Town Planner.
- The job description should be clarified to reflect the supervisory role of the position.
- The role of the Planning Board in evaluating the Land Use Director/Town Planner should be articulated.
- The role of the Planning Board in hiring and appointing the Land Use Director/Town Planner should be made clear.

Meeting adjourned at 9:00 PM

Respectfully submitted,

Michelle Collette
Town Planner