

**GROTON PLANNING BOARD
NOVEMBER 12, 2009
MINUTES**

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

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

Members absent: Barringer

ANR PLAN – ROBERT KILEY, CRYSTAL SPRING ESTATES

The Board considered the Approval Not Required (ANR) plan submitted by Robert Kiley to change lot lines in the Crystal Spring Estates subdivision. Attorney Robert Collins presented the plan to increase lot areas to comply with Title Five nitrogen loading requirements.

Member Perkins asked if the portion of the lot subject to the conservation restriction would be marked on the ground. Mr. Collins said, “yes,” as required by the Natural Heritage and Endangered Species Program (NHESP).

Member Burke asked if the change requires a modification of the special permit. Town Planner Michelle Collette said, “no,” because the amount of protected open space has not changed.

The motion was made by Wilson, seconded by Giger, to endorse as Approval Not Required the plan entitled, “Crystal Spring Estates Flexible Development, Groton, Massachusetts, Lot Line Modification Plan,” prepared by Ducharme and Dillis Civil Design Group, Inc., dated November 1, 2006, revised October 1, 2009. The motion passed unanimously.

PERFORMANCE BOND - CRYSTAL SPRING ESTATES

The Board received a report dated November 10, 2009 from Nitsch Engineering with a cost-to-complete estimate for the Crystal Spring Estates subdivision. The motion was made by Wilson, seconded by Giger, to accept a performance bond (passbook) in the amount of \$201,598.79 for the Crystal Spring Estates subdivision. The motion passed unanimously.

The motion was made by Burke, seconded by Giger, to release from the covenant Lots 1 -9 and Open Space Parcels A and B to allow sale of lots and issuance of building permits. The motion passed unanimously.

INSPECTOR GENERAL’S REPORT LETTER TO ZBA

The Board received a copy of the letter dated November 3, 2009 from the Inspector General to the Zoning Board of Appeals regarding a number of procedural problems related to the ZBA’s review of Comprehensive Permit applications.

SIGN BY-LAW UPDATE

Member Burke reported that the Sign Committee met with the Board of Selectmen, Historic Districts Commission, and Economic Development Committee to discuss revisions to the Sign By-law. The proposed installation of a sign and requirement for a sign permit will be included in the Form of Intent process. In the future, the Planning Board can amend its regulations to require that subdivision plans and site plans show the proposed location and dimensions of signs to be installed. The working group will meet again on December 8, 2009.

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COMPREHENSIVE MASTER PLAN UPDATE

Chairman Capes reported that members of the Planning Board and members of the Conservation Commission met with Judi Barrett and Angela Insinger of Communities Opportunities Group (COG) to discuss combining the Comprehensive Master Plan with the Open Space and Recreation Plan. COG will submit a revised scope of services and price proposal for the Planning Board and Conservation Commission to consider.

Representatives from the Planning Board will meet with the Historical Commission on November 18, 2009 and the Sustainability Commission on November 24, 2009. The Board will meet with Judi Barrett of COG on December 3, 2009.

Meeting adjourned 8:45 PM

Respectfully submitted,

Michelle Collette
Land Use Director/Town Planner