

**GROTON PLANNING BOARD
DECEMBER 10, 2009
MINUTES**

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

Members present: Capes, Burke, Giger, Perkins,

Members absent: Barringer, Hess, and Wilson

PUBLIC HEARING – SPECIAL PERMIT RENEWALS, ELLIOT BLOOD, PEPPERELL RD

In accordance with the provisions of Chapter 40A, Sections 9 and 11, the Groton Planning Board held a public hearing to consider the applications submitted by Elliot Blood for renewal of a special permit to utilize the provisions of Groton Zoning By-law Section 218-23.1 Hammerhead Lots to create one hammerhead lot shown as Lot 2 on the plans entitled, "Plan of Land In Groton, Mass. Prepared for Elliot Blood, Jr. and Doris Blood," revised February 14, 2007, prepared by David E. Ross Associates. The proposed hammerhead lot is located on Assessors Lot 103-74, located on the westerly side of Pepperell Road.

In accordance with the provisions of Chapter 40A, Sections 9 and 11, the Groton Planning Board held a public hearing to consider the applications submitted by Elliot Blood for renewal of a special permit to utilize the provisions of Groton Zoning By-law Section 218-23D Shared Driveways to construct a shared driveway serving Lots 1, 2 and 3 as shown on the plan entitled, "Driveway Site Plan, Lots 1, 2 & 3, Pepperell Road, Designed for Elliot Blood," prepared by David E. Ross Associates, dated October, 2006. The proposed shared driveway is located on Assessors Lot 103-74, located on the westerly side of Pepperell Road.

Chairman Capes called the hearings to order. Member Burke read the notices published in the November 20 and 27, 2009 issues of the *Groton Herald*.

Since there were only four members present, the Planning Board could not conduct the public hearings. The Board voted unanimously to continue the hearings on December 17, 2009 at 7:00 PM.

COMPREHENSIVE MASTER PLAN UPDATE

Chairman Capes reported that he met with Town Manager Mark Haddad to discuss cost savings measures for the Comprehensive Master Plan. Selectman Anna Eliot and Town Planner Michelle Collette were also present. After reviewing all the steps taken by the Planning Board, the Town Manager said he would support executing the contract with Community Opportunities Group (COG). He will include his recommendation in his report to the Board of Selectmen on December 21, 2009. The Planning Board will post a meeting and attend the Selectmen's meeting.

NASHOBA HOMES, 698 TOWNSEND ROAD

In accordance with the provisions of Chapter 40A, Sections 9 and 11, the Groton Planning Board held a public hearing to consider the applications submitted by Nashoba Homes Realty Trust, James Casella, Trustee, for a special permit to utilize the provisions of Groton Zoning By-law Section 218-23D Shared Driveways to construct a shared driveway serving Lots 1, 2 & 3 shown on the plan entitled, "698 Townsend Road, Affordable Residential Development," prepared by Meisner Brem Corporation, dated September 29, 2009. The proposed shared driveway is located on land owned by Nashoba Homes Realty Trust, shown as Assessors' Map 202, Parcel 80, on the easterly side of Townsend Road.

In accordance with the provisions of Chapter 40A, Sections 9 and 11, the Groton Planning Board held a public hearing to consider the applications submitted by Nashoba Homes Realty Trust, James Casella, Trustee, for a special permit to utilize the provisions of Groton Zoning By-law Section 218-25 Site Plan Review to construct four units as shown on the plan entitled, "698 Townsend Road, Affordable Residential Development," prepared by Meisner Brem Corporation, dated September 29, 2009. The proposed development is located on land owned by Nashoba Homes Realty Trust, shown as Assessors' Map 202, Parcel 80, on the easterly side of Townsend Road.

Chairman Capes called the hearings to order. Member Burke read the notices published in the November 20 and 27, 2009 issues of the *Groton Herald*.

Since there were only four members present, the Planning Board could not conduct the public hearings. The Board voted unanimously to continue the hearings on December 17, 2009 at 8:00 PM.

CVS-EMERSON HOSPITAL MEDICAL OFFICES

The Board met with property owner Charles Giachetto of GTP Development to discuss significant ponding at the intersection of the access road and Route 119 and outside lighting at the medical office building.

Drainage Issues - Mr. Giachetto said he was aware of the drainage problem that resulted from a buildup of material which prevented runoff from reaching the drainage system. He said he would be willing to install a catch basin at the intersection to resolve the problem. He noted that three owners share the driveway including maintenance costs. He said he would like to complete the work before winter begins.

Member Giger noted that the runoff must be directed to the drainage system for the proposed solution to work. Mr. Giachetto said the runoff would be directed to the drainage swale. He said he would work with local contractor Robert Black to solve the problem.

The motion was made by Burke that, in light of the public safety concerns and advent of winter, the Planning Board will forego normal protocol and allow the property owner to engage a contractor to install a leaching catch basin with an overflow connecting to the drainage system at the intersection of the easterly access to CVS and Route 119. The contractor shall submit an as-built plan to the Planning Board. The work shall be done with the oversight of the DPW Director. The Planning Board will review the matter in the spring (April 30, 2010) and ask the owner to submit a remediation plan, if necessary.

The motion was seconded by Perkins.

The motion was made by Giger to amend the main motion by adding that the proposed work is subject to the approval of MassHighway, if necessary. The amendment was seconded by Perkins. The motion to amend and main motion passed unanimously.

Lighting Issues – The Board discussed the concerns expressed by Dr. Coleman at a previous meeting about lack of lighting on the rear of the Emerson Hospital medical offices building. Dr. Coleman is concerned for the safety of his patients and staff who leave the building after dark.

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Mr. Giachetto said lights were outdoor lights were installed on the building when it was constructed. However, the lights were shut off after neighbors complained to the Planning Board. He said he would work with the tenants and re-install the lights with appropriate shields to prevent glare. Member Perkins asked if the lights could be on a timer. Mr. Giachetto said, "yes."

The motion was made by Perkins to accept the owner's proposal on the placement of the lights in the rear of the building to provide sufficient light to the parking area and to address pedestrian safety. The lights will be installed near the doors, will be on timers based upon hours of operation, and will be shielded downward to prevent glare. The motion was seconded by Burke and passed unanimously.

Meeting adjourned at 9:30 PM

Respectfully submitted,

Michelle Collette
Land Use Director/Town Planner