

**GROTON PLANNING BOARD
FEBRUARY 11, 2010
MINUTES**

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

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

Members absent: Perkins and Hess

PUBLIC HEARING – SPECIAL PERMIT, PATRIOT PROPERTIES, ISLAND POND RD

In accordance with the provisions of Chapter 40A, Sections 9 and 11, the Groton Planning Board held a public hearing on Thursday, February 11, 2010 at 7:30 PM in the Town Hall (second floor meeting room) to consider the application submitted by Patriot Real Estate Developers to modify 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 4A on the plan entitled, "Plan of Land in Groton, Massachusetts, Prepared for: Patriot Real Estate Developers, LLC," prepared by Ducharme & Dillis Civil Design Group, Inc., dated January 4, 2010. The proposed hammerhead lot is located on Assessors' Map 246, Parcel 16, and Map 247, Parcel 29.3, on the northerly side of Island Pond Road.

Chairman Capes called the public hearing to order. Clerk Burke read the notice published in the January 22 and 29, 2010 issues of *The Groton Herald*. Applicant John Cavatora, Attorney Ray Lyons, and Surveyor Stan Dillis were present at the public hearing.

Attorney Lyons described the history of the property and Purchase and Sales Agreement to sell a portion of the lot to the Conservation Commission. The change in the lot line requires a modification of the original special permit. The proposed lot line follows the land with the trail.

Member Barringer asked about existing easements. Attorney Lyons said the easement is for the shared driveway and utilities serving Lots 3 and 4A. The modification of the hammerhead lot will not change the easement.

Member Barringer asked about the frontage for the parcel with the trail. Mr. Dillis said the parcel has 30.29 ft of frontage on Island Pond Road.

Member Giger noted that the hammerhead lot contains very steep slopes. He asked who would be responsible for erosion control. Attorney Lyons said the owners of Lot 4A.

Member Giger asked if the application is to modify one hammerhead lot. Attorney Lyons said, "yes."

Chairman Capes noted that there are three parcels shown on the ANR plan. Mr. Dillis said, "yes." Attorney Lyons said the application is only to modify the existing hammerhead lot.

Abutter Joanne White expressed concerns about what might happen with the remaining land shown on the plan. Chairman Capes said the Board is only considering the modification of the hammerhead lot. Mr. Dillis added that future plans require approval by the Planning Board.

Member Burke asked if the remaining land contains 7.85 acres and the parcel to be conveyed to the Conservation Commission contains 2.5 acres. Mr. Dillis said, "yes."

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The Board will walk the site on Saturday, February 13, 2010 at 9:00 AM.

The Board voted unanimously to continue the public hearing on March 11, 2010 at 7:30 PM.

PRE-SUBMISSION REVIEW – PARK DEPARTMENT, COW POND BROOK ROAD

Park Commissioners Donald Black and Jon Strauss met with the Board to discuss plans to use land on Cow Pond Brook Road for playing fields. Mr. Black said the Park Department would like to acquire 14 acres now owned by James Patierno, Missic Realty Trust. The site, a former gravel operation, is adjacent to other playing fields and some parking is available. The Park Department would like to construct four fields and a parking area with 100 to 125 spaces.

Member Burke asked about wetlands. Mr. Black said the land is within the 100 ft buffer zone so they would have to file a Notice of Intent with the Conservation Commission.

The Board advised the Park Commissioners that a Level II Site Plan must be submitted to the Planning Board and a Stormwater Permit application must be submitted to the Earth Removal Stormwater Advisory Committee.

Member Barringer asked about the groundwater elevations and steep slopes. Mr. Black said the Park Department would have to reclaim the former earth removal area. Member Barringer asked if lights would be installed. Mr. Black said, “no,” not at this time. Member Barringer asked about sanitary facilities. Mr. Black said they would install portable toilets.

Mr. Strauss explained the need to create additional playing fields to serve a variety of activities such as lacrosse which has become very popular. The Park Department would like to apply for grants and Community Preservation funds for the project.

PUBLIC HEARING – SPECIAL PERMIT, NASHOBA HOMES, 698 TOWNSEND ROAD

The Board continued the public hearing to consider the special permit applications submitted by Nashoba Homes to construct four units of housing under the provisions of Section 218-27B Subsidized Elderly Housing.

The Board received a request from Attorney Robert Collins to continue the public hearing. The Board voted unanimously to continue the public hearings on March 11, 2010 at 8:00 PM.

COMMUNITY PRESERVATION APPLICATION

Michael Roberts of the Historical Commission met with the Board to ask for support for the Commission’s application to the Community Preservation Committee to study the Town’s agricultural heritage. He said this study follows the Commission’s inventory of historic places and archaeological study. The project has been endorsed by the Williams Barn Committee, the Agricultural Commission, and Sustainability Commission.

Chairman Capes asked the amount of the application. Mr. Roberts said the Commission is requesting \$35,000.

Members of the Board expressed support for the study that will connect the Town’s agricultural heritage with future sustainability.

The motion was made by Giger, seconded by Burke, to support the Groton Historical Commission's application entitled, "Groton Communitywide Agricultural Historic Context Development Inventory and Management Planning Project." The information provided by the project will identify significant agricultural and historic resources. The motion passed unanimously.

STATION AVENUE OVERLAY DISTRICT ARTICLE

The Board discussed the public forum for the Prescott School sponsored by the Board of Selectmen. As a result of the forum, the Selectmen plan to appoint the Prescott School Reuse Committee to work with the neighbors and townspeople on the proposed reuse of the property.

The motion was made by Burke, seconded by Giger, not to move forward with the proposed article to include Prescott School in the Station Avenue Overlay District as this time. The motion passed unanimously.

ACADEMY HILL ROAD NAMES

The motion was made by Barringer, seconded by Giger, to approve the following names for shared driveways in the Academy Hill subdivision:

Lilac Circle – Lot B (18 townhomes)
Rose Crest Way - Lot B-1 (6 townhomes)

The motion passed unanimously.

Meeting adjourned at 9:30 PM

Respectfully submitted,

Michelle Collette
Land Use Director/Town Planner