

**GROTON PLANNING BOARD  
FEBRUARY 25, 2010  
MINUTES**

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

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

Members absent: Wilson

**SPECIAL PERMIT DECISION – ELIADES HAMMERHEAD LOT**

The motion was made by Burke, seconded by Perkins, to **GRANT** 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 X on the plan entitled, "Special Permit Plan in Groton, MA; Owner/Applicant: Orchard Realty Trust," prepared by R. Wilson & associates, dated December 21, 2009.

**Findings**

1. **Social, economic and community needs:** The creation of the proposed hammerhead lot results in a minimal increase in density.
2. **Traffic flow and safety:** The applicant has demonstrated to the Planning Board's satisfaction that the proposed driveway will provide adequate access to the buildable portion of the lot.
3. **Adequacy of Utilities:** 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 five-acre hammerhead lot than from a conventional development.
5. **Impact on the environment:** The environmental impact on the land from the creation of the hammerhead lot will be mitigated by the location of the driveway on the easement thereby avoiding a wetlands crossing.
6. **Fiscal impact on the Town:** There will be minor fiscal impact on the Town from the development of one hammerhead lot.

**Conditions:**

1. The applicant is responsible for obtaining any other required permits (including but not limited to) those required by the Board of Selectmen, Board of Health, Conservation Commission, Building Commissioner, Department of Public Works, and Zoning Board of Appeals.
2. This special permit shall not be in effect until a certified copy of the special permit decision is 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.

3. This permit runs with the land and applies to any successor in interest or successor in control.

The motion passed with Capes, Burke, Giger, Hess and Perkins in favor; Barringer abstaining.

#### **PROPOSD ZONING AMENDMENT**

The Board discussed the article to amend the Zoning By-law Floodplain District provisions to reference the new FEMA maps. The Board will advertise the public hearing as soon as the maps available and filed with the Town Clerk.

#### **RIVERCOURT PEER REVIEW**

The Board received a request from the Building Commissioner for a peer review of the plans to repair the retaining wall at the Rivercourt facility located at 8 West Main Street because the developer submitted plans that were stamped by a Civil Engineer, but not by a Structural Engineer.

The motion was made by Barringer, seconded by Perkins, to request that the applicant submit funds to the Planning Board to cover the cost of a peer review for the design and calculations for the retaining wall at Rivercourt and that the funds be submitted in advance for deposit in a Chapter 593 Escrow Account. The motion passed unanimously.

#### **COMPREHENSIVE MASTER PLAN**

**Public Forum** - The Board decided to hold the Comprehensive Master Plan public forum on Thursday, May 13, 2010, at the Groton Dunstable Middle School North Cafeteria.

**Advisory Groups** – Based upon the number of volunteers for each group, the Board decided to combine the Housing and Cultural Resources Advisory Groups for a total of seven groups: Community Services & Facilities, Economic Development, Housing & Cultural Resources, Land Use, Open Space & Recreation, Sustainability and Transportation.

**Definition of Sustainability** – The Board reviewed a variety of definitions of “sustainability” and considered combining the UN Brundtland Report definition with the Northampton Sustainability Plan statements. The Board will review the definition at the future meeting.

Meeting adjourned at 8:30 PM

Respectfully submitted,

Michelle Collette  
Land Use Director/Town Planner