

**GROTON PLANNING BOARD  
MARCH 4, 2010  
MINUTES**

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

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

**PUBLIC HEARING (con't) – SPECIAL PERMITS McCARTHY, 65 ISLAND POND ROAD**

The Board continued the public hearing to consider the special permit applications submitted by Michael McCarthy to create two hammerhead lots and a shared driveway serving three lots located on Island Pond Road. Attorney Robert Anctil and Surveyor Stan Dillis represented Mr. McCarthy at the hearing.

Chairman Capes said the Board conducted a site walk on February 13, 2010. The open issues are emergency vehicle access and the possibility of installing a dry hydrant.

Mr. Dillis presented the plan showing a turnout area past the Lantz' driveway. He said he met with the Fire Chief about using the existing driveway that will be widened at the intersection and in some locations. The radius of the existing driveways can accommodate fire trucks as shown on the "Emergency Vehicle Turning Diagram," dated February 8, 2010. Mr. Dillis said a dry hydrant cannot be installed because there is too much difference in elevation. He said fire protection is still an outstanding issue that he is discussing with the Fire chief.

Member Hess asked about the width of the driveway. Mr. Dillis said it will be 12 ft wide with 2 ft shoulders on each side. The driveway is located on an old railroad bed.

Member Giger asked who would maintain the shared driveway. Attorney Anctil said he will submit a shared driveway agreement for the Board's consideration. Member Giger said he did not understand why portions of the driveway cannot comply with the 16 ft width requirements. He said the applicant must consider snow storage concerns if the driveway is not wide enough. Attorney Anctil said currently the maintained driveway is 12 ft wide. Member Hess agreed that it would be beneficial to have a 16 ft wide driveway. Mr. Dillis said he would speak with the Fire Chief about widening the driveway in certain locations.

The Board voted unanimously to continue the public hearing on April 1, 2010.

**ACADEMY HILL STREET NAMES**

The motion was made by Perkins, seconded by Giger, to approve the name Magnolia Lane for the shared driveway serving Lot A with 13 detached condominiums. The motion passed unanimously.

**RIVERCOURT RETAINING WALL**

The Board received a quote in the amount of \$2820 from GPR to conduct a peer review of the plans to repair the retaining wall at Rivercourt. The Board commented that it should be clear in the scope of services that peer review of the plan is included.

The motion was made by Giger, seconded by Wilson, to accept the proposed Scope of Services dated March 4, 2010 from GPR with the clarification that the scope includes peer review of the plans. The motion passed unanimously.

Meeting adjourned at 8:15 PM

Respectfully submitted,

Michelle Collette  
Land Use Director/Town Planner

