

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

Chairman Capes called the meeting to order at 7:30 PM in the Town Hall
Members present: Capes, Barringer, Burke, Giger, Perkins, and Wilson
Members absent: Hess

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

The Board continued the public hearing to consider the modification of the hammerhead lot submitted by Patriot Properties. Attorney Ray Lyons and Surveyor Stan Dillis represented the applicant at the hearing.

Attorney Lyons stated that the application is to modify one hammerhead lot for construction of a single-family house. The adjoining parcel will be conveyed to the Conservation Commission.

Member Perkins asked if the land to be conveyed to the Conservation Commission includes a connecting trail. Mr. Lyons said “yes.” Member Perkins asked about the width of the parcel and if the trail would be marked. Attorney Lyons said the parcel is 20 to 150 ft wide, and it is up to the Conservation Commission to mark the trail.

Member Giger said the property line should be clearly delineated to prevent encroachment.

Abutter Joanne White asked about parking for the trail. Mr. Dillis said there is room for 3-4 cars to park on the conservation land on the other side of Island Pond Road.

Abutter Nancy Todd expressed concern about what would happen to the remaining land (Parcel 1A) off Bryanwood Lane.

Member Perkins confirmed that this application is a modification of an existing hammerhead lot and does not create any new lots. Attorney Lyons said “yes.”

Member Barringer said the proposed change to the hammerhead lot is only to move the lot line. The modified hammerhead lot has the required frontage and area. The plan does not change the status of Parcel 1A.

Abutter Sean Gaines expressed support for the creation of the trail on land to be deeded to the Conservation Commission. He said the neighborhood is concerned about the driveway serving two lots and the previous excavation on the hammerhead lot. He said there is erosion from ATV traffic. Attorney Lyons said the Conservation Commission would deal with the trail issues – it is not a matter for the Planning Board.

The Board voted unanimously to close the public hearing

ANR PLAN – BAKER, ISLAND POND ROAD

The Board considered the Approval Not Required (ANR) plan submitted by Richard Baker to create one building lot and one parcel off Island Pond Road. Attorney Robert Collins and Surveyor Stan Dillis presented the plan.

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Mr. Collins said the nine acre property will be divided into a 4.75-acre building lot and 4.5 acre parcel to be gifted to the Groton Conservation Commission.

Member Perkins asked about access to the conservation land. Mr. Collins said access is available over the adjoining land owned by the Groton Conservation Trust. There is no change in frontage on island Pond Road for the building lot. The property is a lot of record based upon a deed recorded in 1953.

Member Barringer asked if Parcel A includes the pond. Mr. Collins said, "yes."

Member Giger asked if the owners of Lot 1 would have access to the pond. Mr. Collins said, "yes." The right to access the pond will be reserved in the deed.

The motion was made by Perkins, seconded by Burke, to endorse as Approval Not Required the plan entitled, "Plan of Land in Groton, Massachusetts, Prepared for Richard J. Baker, " prepared by Ducharme & Dillis Civil Design Group, dated December 4, 2009, with a conservation that a not be added to the plan stating that Parcel A is not a building lot. The motion passed unanimously.

INFORMAL DISCUSSION – MYETTE PROPERTY, BOSTON ROAD

Peter and Andrea Myette, Attorney Robert Collins, and Surveyor Stan Dillis met with the Board to discuss the possibility of replacing the two existing buildings located on the Boston Road property. The size of the new building will be based upon the number of available parking spaces as detailed in Attorney Collins letter dated March 3, 2010. A new parking lot and new drainage system will be constructed. The new building will face Boston Road. There is an existing wetland and brook at the rear of the site.

The Board supported the concept of redeveloping the site and making it more attractive.

SITE PLAN REVIEW – PLATT BUILDERS, ADAM AVENUE

Walter Platt and Wayne Manning of Platt Builders presented the Level I Site Plan to add a roof connecting two storage trailers off Adams Avenue.

Member Wilson asked if the trailers are permanent. Mr. Platt said, "no," they are temporary. A 24 ft fence will be installed on one end and the other end will be left open.

Chairman Capes asked about parking. Mr. Manning said the parking spaces are shown on the site plan.

Chairman Capes asked about the height of the trailers. Mr. Manning said the eight of the trailer is eight feet high and the roof will be four feet high.

Member Burke asked what type of roof would be installed. Mr. Manning said it would be a tin roof.

Member Perkins asked about drainage. Mr. Manning said there is an existing storm drain in the driveway. The area has been regarded and crushed stone was installed. Additional parking is available on the grass area. Water drains into a grass swale. The parking area is sloped toward the building so the drainage will not run off site. Mr. Platt said his property is the low point. The surrounding land drains to the grass area on his site so there are no runoff issues.

Member Burke asked how the site is accessed. Mr. Platt said access is by Adams Avenue.

Member Giger asked if Platt has an easement over the May & Halley property. Mr. Platt said, "yes."

Member Barringer asked about the fence on the north side of the site. Mr. Manning said it is an eight foot-high gabled fence.

Chairman Capes asked if the tractor would be stored on the site. Mr. Platt said, "yes."

The motion was made by Wilson, seconded by Giger, to approve the Level I site plan entitled, "Easement Plan in Groton, Massachusetts, Walter H.B. Platt", prepared by Dillis and Mische, Inc., dated August 1997, revised by the applicant on March 11, 2010, and the plan entitled, "Trailer Box Truss Roof, Elevations and Sections – Platt Builders," prepared by Gelinas Structural Engineers, dated January 20, 2010, with the following conditions:

1. Appropriate measures shall be taken to ensure that there is no net increase in the rate or volume of storm water runoff from the site as required in Section 218-25H.1.e.
2. The proposed use of temporary storage trailers is subject to the grant of a special permit from the Zoning Board of Appeals because the use is an alteration/expansion of a non-conforming use in a Residential-Agricultural District.

The motion passed unanimously.

COMPREHESIVE MASTER PLAN UPDATE

Advisory Groups - The Board voted unanimously to appoint the following members to the Comprehensive Master Plan Advisory Groups. The terms will expire on June 30, 2011.

Economic Development:

George Barringer
Steve Webber
Jeff Cernak
Linda DiCiccio
Jason Parent

Open Space & Recreation:

Tim Hess
Richard Hewitt
Craig Auman
Marion Stoddart
Diana Walden

Housing & Cultural Resources:

Carolyn Perkins
Mike Roberts
Carl Flowers

Al Collins
Josh Degen
Leslie Lathrop
Robert Anctil

Community Services

John Giger
Chase Duffy
Maripat Brown
Fran Stanley
Carol Quinn

Sustainability

Scott Wilson
Leo Laverdure
Gary Hoglund
Bob Pine
Katie Beveridge

Land Use

Russ Burke
Carl Canner
Wendy Good
Elaine Johnson
Rick Muehlke

Transportation

Ray Capes
Chris Christie
Kate Burke
Art Campbell
Bruce Easom

Definition of Sustainability – the Board agreed to use the following definition for the purpose of the Master Plan:

Sustainable development is development that “meets present needs without compromising the ability of future generations to meet their needs.” (from the Brundtland Report, United Nations World Commission on Environment and Development , published in 1987.)

Meeting adjourned at 10 PM

Respectfully submitted,

Michelle Collette
Land use Director/Town Planner