

**GROTON PLANNING BOARD  
APRIL 29, 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 – SPECIAL PERMITS, McCARTHY, ISLAND POND ROAD**

The Board held the continuation of the public hearing to consider the applications submitted by Michael McCarthy for special permits to create two hammerhead lots and a shared driveway off Island pond Road. Attorney Robert Anctil, Surveyor Stan Dillis and abutter Paula Lantz were present.

Mr. Dillis said he met with the Fire Chief who suggested using residential sprinklers for the two houses on the hammerhead lots. Access to the lots would be adequate as it is today if residential sprinklers are installed. There is no suitable location for a dry hydrant because the elevation change between the land and pond level is more than 15 feet.

Member Hess asked about the volume of water required for the sprinklers. Mr. Dillis said 10 gallons per minute (GPM) was used for the houses at Crystal Springs Estates. A 200 gallon storage tank will be installed to support the sprinkler system.

Member Perkins asked about mandatory inspections and responsibilities of future owners. Attorney Anctil said there are no code-mandated inspections for sprinklers in a single-family structure. He offered to address the fire sprinkler issues in the documents to be recorded with the deeds.

Chairman Capes asked about fire protections for the Lantz property to be served by the same shared driveway. Mr. Dillis said no other fire protection measures are proposed by the applicant.

Chairman Capes asked if the applicant is requesting a waiver of the width of the driveway for its entire length. Mr. Dillis said, "yes."

Prospective buyer Laurie Masiello of Pepperell asked if sprinklers are required because of the distance from the road. She asked what the distance from the road requires sprinklers. Mr. Dillis said the residential sprinklers are based upon a recommendation from the Fire Chief as an alternative to widening the driveway.

Member Giger noted that the responsibility to maintain the sprinkler system must be clearly spelled out in the deed. Attorney Anctil said he would prepare a deed rider regarding the sprinklers. He said the applicant agreed to install residential sprinklers as recommended by the Fire Chief.

Member Barringer asked if there would be a reduction in fire insurance if sprinklers are installed.

The Board voted unanimously to continue the public hearing on May 6, 2010 at 8:30 PM.

**TRAILS COMMITTEE**

Bruce Easom of the Trails Committee met with the Board to request a letter requesting that the Board of Selectmen request that Town Counsel seek summary judgment in the case regarding the legal status of Jenkins Road along the Nashua River.

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He described the long history going back to 1870 and the recent dispute with the adjacent landowner on Jenkins Road. The Town believes Jenkins Road is a public way and the abutting owner believes it is not. The landowner has blocked the road to prevent public access. Jenkins Road is an important trail connector along the river leading to Fitch's Bridge.

The Board said the Town has the responsibility to preserve the Town's real estate assets and pathway along the Nashua River.

The motion was made by Burke, seconded by Barringer, that the Board write a letter of support to the Selectmen regarding the status of Jenkins Road and suggest that the matter be heard in Land Court rather than Superior Court. The motion passed unanimously.

#### **MONARCH PATH PEER REVIEW**

The Board received three quotes for peer review for the Monarch Path definitive plan modification. Woodward and Curran estimated at cost of \$5000 to \$8500; FST estimated \$1700; and Places Associates estimated \$1000.

The motion was made by Barringer, seconded by Wilson, to select Places Associates pending agreement that the cost would not exceed \$1500 including the cost to attend one Planning Board meeting with the condition that there is no conflict of interest with the applicant or any abutters. The motion passed unanimously.

The motion was made by Wilson, seconded by Barringer, to select FST as the second choice if there is no agreement with Places Associates. The motion passed unanimously.

#### **COMPREHENSIVE PLAN UPDATE**

The Board voted unanimously to appoint Jon Strauss to the Open Space and Recreation Advisory Group.

The Sustainability Commission (not the Sustainability Advisory Group) is sponsoring a "Sustainability Café" on Wednesday May 5, 2010 at the Nashua River Watershed Association. Members of the Board expressed concern that the café not compete with the May 13, 2010 public forum and that the Planning Board and Sustainability Commission work together in coordinating efforts related to the Master Plan. Chairman Capes will meet with Sustainability Commission Chairman Michael Roberts to work on better communication and coordination.

Chairman Capes said similar coordination is taking place between the Economic Development Committee and the Economic Development Advisory Group.

Member Giger said the Board should be clear on the horizon for the Master Plan. He asked if it is 10, 20 or 50 years.

The Board members provided updates on each of the Advisory Groups efforts to date:

**Open Space & Recreation** – the group has had two meetings to date and is looking forward to including a representative from the Park Commission.

**Housing & Cultural Resources** – the group has had two meetings and is working on the cultural resources questions.

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**Land Use** – the group attended the Land Use Departments’ staff meeting to discuss the master planning process.

**Community Services and Facilities** – The group is scheduling meetings with department representatives to review the questions and concerns related to their department.

**Sustainability** – the group has had vigorous discussion about the questions from Community Opportunities Group (COG) and would like to reframe the questions. The group will need additional time to prepare its responses.

**Economic Development** – the group met three times including once with the Economic Development Committee to coordinate efforts.

**Transportation** – the group met with Gary Hebert of FST and DPW Director Tom Delaney about roads, sidewalks and trails. They will meet again in May to work on responses to the questions from COG.

The Board reviewed the various outreach efforts for the May 13, 2010 public forum.

Meeting adjourned at 9:45 PM

Respectfully submitted,

Michelle Collette  
Land use Director/Town Planner