

**GROTON PLANNING BOARD**  
**January 6, 2011**  
**MINUTES**

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

Members present: Capes, Burke, Giger, Parent, Perkins, and Wilson

Members absent: Barringer

**SITE PLAN REVIEW – HOLLINGSWORTH & VOSE**

At the request of the applicant, the Board postponed the discussion of the Hollingsworth & Vose site plan for a temporary office trailer to January 13, 2011 at 7:30 PM.

**PRESCOTT SCHOOL RE-USE COMMITTEE - CPC APPLICATION**

Prescott School Reuse Committee Chairman Walter Platt presented the Committee's application for funding a feasibility study to the Community Preservation Committee. He requested that the Planning Board write a letter supporting the application.

Mr. Platt said the proposed cost of the feasibility study is \$25,000. The funds will be used to evaluate the architectural options and structural condition of the building, to assist the Town in determining potential uses, to conduct a market analysis, and to prepare cost estimates. Mr. Platt said the Committee has discussed many options including educational and community uses, housing, retail, mixed use, etc.

Member Giger said the feasibility study should consider parking as a factor in determining potential uses. There is limited parking on the site, especially if the rear of the property is used for construction of housing units.

Member Perkins noted that the Committee should investigate whether this is an appropriate use of Community Preservation Funds through the Department of Revenue and Community Preservation Coalition websites. Mr. Platt said the application would be submitted as a historic preservation and perhaps housing project.

Chairman Capes asked about sewer capacity. Mr. Platt said the Committee met with the Sewer Commission and public safety officials to discuss possible uses.

The Board discussed the relationship between Prescott School and the Station Avenue Overlay District and encouraged the applicant to consider pedestrian access between the school site and the Groton Electric Light Department property. Board members were very supportive of the application.

The motion was made by Perkins, seconded by Wilson, to support the application for Community Preservation Funds for the feasibility study for the reuse of Prescott School. The motion passed unanimously.

**ACADEMY HILL SPECIAL PERMIT MODIFICATION**

The motion was made by Perkins, seconded by Wilson, to **MODIFY** Special Permit 2004-10 granted by the Planning Board on November 19, 2004 to utilize the provisions of Groton Zoning By-law Section 218-26 Open Space Residential Development/subsection 218-26F(2) Cluster for the plan entitled, "Modified Definitive Plan, Academy Hill, Groton, Massachusetts," with revisions through August 5, 2005, as follows:

1. The Planning Board hereby modifies the special permit by waiving setback requirements for the existing houses on Lots 29, 38, 39, 43, 44, 46, 47, 50, and 57 to the setbacks shown on the certified plot plans for each lot (certified plot plans on file in the Land Use Department office).
2. The Board hereby waives setback requirements for the existing and proposed townhouses on Lots B and B-1.
3. The Board hereby waives the front yard setback for the proposed houses on Lot 34 to 20 ft and Lot 35 to 40 ft.

**Findings:**

1. The Academy Hill preliminary plan was submitted on April 27, 2001. The Academy Hill definitive plan was submitted on November 27, 2001, within seven months of the preliminary plan submission. In accordance with Chapter 40A, section 6, the Academy Hill subdivision is subject to the Zoning By-law in effect on April 27, 2001.
2. The by-law in effect at that time of submission of the preliminary plan, Section 218-26 Open Space Residential Development, subsection 218-26F(2) Cluster states:

Cluster development. Any parcel may be divided into lots and such lots may be built upon for residential or permitted accessory use under the following alternative requirements. The Planning Board may authorize modification of lots size, shape, frontage, setbacks and other bulk requirements for lots within an open space residential development, submit to the following limitations.....

[2] Setbacks. No principal structure shall be located within 100 feet of an existing street or within 75 feet of the property line of the parcel to be developed.....
3. The 150 foot diameter circle required in Subsection 218-26F(1) Flexible Development does not apply to the Academy Hill subdivision which was approved under Subsection 218-F(2) Cluster Development.
4. The Town of Groton Building Commissioner granted building permits for single family houses on Lots 24, 25, 26, 29, 30, 32, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 50, 51, 52, 53, 54, 56, and 57, for single family condominiums on Lot A, and for multifamily townhouses on Lots B and B-1. Existing single-family houses on Lots 29, 39, 43, 44, 46, 47, 50, and 57, and for existing townhouses on Lot B-1 do not comply with the 50 foot front yard setback or 15 foot side /rear yard setback (see attached).
5. The single-family house on Lot 38 does not comply with the required 75 foot setback from the property line of the parcel being developed. The Planning Board does not have the authority to waive this setback for Lot 38. A variance from the Zoning Board of Appeals is required. The Planning Board will support the applicant's request for a variance.
6. The location of the houses with reduced setbacks is necessitated by the location of the sewage disposal systems as required by Title Five and local Board of Health regulations.

**Conditions:**

1. The houses with reduced front yard setbacks on Lots 34 and 35 shall have garages that face the side yard rather than the front yard, as agreed by the applicant at the public hearing.
2. The modification of the special permit with setback waivers applies only to the lots referenced herein. Any additional setback reduction shall require modification of the special permit by the Planning Board.
3. 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.
4. This special permit shall lapse in 24 months, which shall not include such time required to pursue or await the determination of an appeal referred to in Chapter 40A, Section 17, from the grant thereof if a substantial use thereof has not sooner commenced except for good cause.
5. This special permit runs with the land and applies to any successor in interest or successor in control.

**COMPREHENSIVE MASTER PLAN UPDATE**

The Board discussed logistical details about the master plan work session on February 12, 2011 at 9 AM at the Groton Senior Center. The Board will clarify the time schedule and agenda of activities with Community Opportunities Group.

Meeting adjourned at 8:45 PM

Respectfully submitted,

Michelle Collette  
Land Use Director/Town Planner