

GROTON PLANNING BOARD
January 13, 2011
MINUTES

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

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 to January 20, 2011 at 7:30 PM.

ANR PLAN – GROTON CONSERVATION COMMISSION

The Planning Board considered the Approval Not Required (ANR) plan submitted by the Town of Groton Conservation Commission creating a parcel of land on the easterly side of Baddacook Pond. Surveyor Stan Dillis of Ducharme and Dillis Civil Design Group presented the plan. Marshall Giguere of the Conservation Commission was present.

Mr. Dillis said Parcel A, with 52 acres, will be purchased by the Groton Conservation Commission. Parcel B, with 5000 SF, will be conveyed to abutter Murray-Collins so they can upgrade their sewage disposal system. Parcel A has frontage on Old Dunstable Road. The Parcel A and Parcel B are part of a 182-acre property presently owned by New England Forestry Foundation. Several access and utility easements are shown on the plan.

The motion was made by Wilson, seconded by Burke, to endorse as Approval Not Required the plan entitled, "Plan of Land in Groton, Massachusetts, Prepared for the Town of Groton," prepared by Ducharme and Dillis Civil Design Group, dated January 3, 2011. The motion passed with Capes, Burke, Giger, Parent, and Wilson in favor; Barringer abstaining.

CONSERVATION COMMISSION - CPC APPLICATION

Conservation Commission Member Marshall Giguere presented the Commission's application for \$150,000 funding to the Community Preservation Committee. He requested that the Planning Board write a letter supporting the application.

Mr. Giguere said the Conservation Fund is used to purchase land quickly when it becomes available. The Commission is considering purchase of two or three parcels at the present time.

Member Wilson asked if any of the properties are farmland. Mr. Giguere said, "no," but the Commission likes to promote agricultural use.

The motion was made by Barringer, seconded by Giger, to write a letter supporting the Conservation Commission's application to the Community Preservation Committee. The motion passed unanimously.

ROCKY HILL PERFORMANCE BOND

The Board received a report dated January 13, 2011 from Nitsch Engineering with a cost-to-complete estimate for Robin Hill Road and Quail Ridge Road in the Rocky Hill subdivision.

The motion was made by Barringer, seconded by Wilson, to reduce the performance bond for the Rocky Hill subdivision to \$467,472.53 for Robin Hill Road and to \$43,392.87 for Quail Ridge Road as detailed in the Nitsch Engineering report dated January 13, 2011. The motion passed unanimously.

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COMPREHENSIVE MASTER PLAN UPDATE

All eight Advisory Groups completed drafting their goals before the January 14, 2011 deadline. The goals will be forwarded to Community Opportunities Group (COG).

The Board discussed details about the work session on February 12, 2011 at 9 AM at the Groton Senior Center. Members all agreed that the time should be spent refining goals rather than continuing to rank proposals. The Board would like to avoid the confusion that resulted from the proposal ranking exercise at the November 16, 2010 forum. Developing goals and objectives are part of Phase I of the Master Plan. The specific proposals and action items are part of the implementation phase. The expectations of the February 12th work session should be made clear to the participants. The Board will ask COG to draft a letter to the Advisory Groups and potential participants about the February 12th work session. It is critical for people to understand the proposed format and know their time will be used well. The information for the work session will be made available electronically by February 1, 2011. Copies will also be available in the Town Hall and Public Library. The Board will discuss details of the proposed activities and schedule when it meets with COG on January 20, 2011.

Meeting adjourned at 8:45 PM

Respectfully submitted,

Michelle Collette
Land Use Director/Town Planner