

**PLANNING BOARD  
NOVEMBER 3, 2011  
MINUTES**

Chairman Burke called the meeting to order at 7:30 PM.

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

Member absent: Perkins

**ANR PLAN – RICHARD PERRY, NASHUA ROAD**

The Board considered the Approval Not Required (ANR) plan submitted by Richard Perry to create a 6.67 acre parcel to be donated to the Groton Conservation Trust, owner of the adjoining land. The Board thanked Mr. Perry for his generosity.

The motion was made by Barringer, seconded by Parent, to endorse the plan entitled, "Plan of Land in Groton, Mass. Prepared for Richard A. Perry," prepared by David E. Ross Associates, dated October 21, 2011. The motion passed unanimously.

**PUBLIC HEARING – SPECIAL PERMIT FLEXIBLE DEVELOPMENT, CROTEAU PROPERTY, 66 NORTH STREET**

In accordance with the provisions of Chapter 40A, Sections 9 and 11, the Groton Planning Board held a public hearing to consider the application submitted by Gerald and Joan Croteau for a special permit to utilize the provisions of Groton Zoning By-law Section 218-26 Flexible Development to create seven (7) lots as shown on the plan entitled, "Colonial Lane Preliminary Subdivision," prepared by Ducharme & Dillis, dated June 20, 2011. The proposed subdivision is located on Assessors' Map 229, Parcels 33, 34 & 35, on the northerly side of North Street.

Chairman Burke called the public hearing to order. Clerk Parent read the notice published in the October 14 and 21, 2011 issues of the *Groton Herald*. Attorney Robert Collins and design engineer Stan Dillis were present.

Mr. Collins presented the flexible development plan to construct seven (7) units on 20 acres located at 66 North Street. The Croteaus have owned the land since the 1940's and operate a stoneyard business on the premises. The grandfathered business use will not continue.

Mr. Dillis said the development will include four single-family condominiums and one triplex including one affordable unit. Low Impact Development (LID) techniques will be used for storm water management. Approximately 50% of the site will be protected open space including wetlands and riverfront area. There will be two sewage disposal systems – one for two units and the triplex and one for the other two units.

Mr. Collins said the Croteau's are considering placing an Agricultural Protection Restriction on a portion of the site that abuts the horse farm with frontage on Yvonne Drive in Pepperell.

Member Barringer asked if the sewage disposal system would be a community system managed by a condominium association. Mr. Dillis said, "yes." Member Barringer asked if the sewer line crosses the wetlands. Mr. Dillis said, "yes."

Member Capes asked if the existing commercial building would be torn down. Mr. Collins said "yes," it is where the triplex will be located.

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Member Capes asked about landscaping. Mr. Collins said it is shown on the plan.

Member Giger asked whether the triplex would be located in the 100-ft buffer zone. Mr. Collins said, "yes," but it will not encroach as much as the existing commercial building. The construction of the triplex will be subject to an Order of Conditions issued by the Conservation Commission.

Chairman Burke asked if stream to the east is perennial with a 200-ft riverfront area. Mr. Dillis said, "yes."

Chairman Burke asked if the existing home would be part of the homeowners association. Mr. Collins said, "no," it will be located on a separate, ANR lot.

Chairman Burke said the cul de sac looks too suburban and asked if the configuration could be changed. Mr. Dillis said he would look into creating a "T" turn-around instead of a cul de sac. He added that it is difficult to meet fire department requirements.

Abutter William Choate asked about frontage. Mr. Collins said the property has 800 ft of frontage on North Street. Mr. Choate asked if there would be sidewalks. Mr. Collins said, "yes," unless the Planning Board grants a waiver.

The Board will walk the site on Saturday, November 12, 2012, at 8 AM.

The Board voted unanimously to continue the public hearing on November 17, 2011 at 7:30 PM.

**PUBLIC HEARING – SPECIAL PERMIT, BOYNTON MEADOWS, 134 MAIN STREET**

*(Member Giger stepped down because he missed two sessions of the public hearing.)*

The Board held the continuation of the public hearing to consider the special permit for the Boynton Meadows mixed use development project at 134 Main Street.

Applicant Robert France, David Valletta, design engineer Bruce Ringwall, architects Brent Mangel and Steve Wychorski, landscape architect Lorayne Black were present. Town officials Selectman Anna Eliot, Selectman/Affordable Housing Trust (AHT) member Stuart Schulman, Housing Trust member Allen King, were also present.

Mr. Ringwall presented his response to the Nitsch Engineering comments dated November 3, 2011. He said all the grades shown on the plan comply with the Americans with Disabilities Act and Architectural Access Board requirements. A handrail will be provided for the 18 ft ramp with a 7.5% grade.

Mr. Ringwall said the sewer flow is 9740 gallons per day (gpd) as confirmed by the Sewer Department. The existing building has credit for 740 gpd and the Sewer Department set aside an additional 9000 gpd capacity.

Mr. Ringwall said the MDM traffic report was reviewed by Fay, Spofford and Thorndike (FST), the Planning Board's consultant. The FST review calculated the medical, retail, and restaurant parking needs and determined that 18-26 spaces would be required. FST did not believe additional parking would be required because there is on-street parking available.

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Member Barringer asked if all the commercial space was used for medical offices. He asked if the Board could mandate the mix of uses. Mr. Ringwall said the mix of uses may change in the future. Town Planner Michelle Collette said any change of use requires Site Plan Review by the Planning Board so the change in parking requirements would be addressed at that time.

Chairman Burke said MDM used all medical uses to calculate parking, and medical uses have the highest parking demand.

Member Parent asked if there would be six parking spaces for the three residential units. Mr. Ringwall said, "yes." Member Parent asked if these would be reserved parking spaces. Mr. Ringwall said, "no," they would be open and shared spaces.

Architects Brent Maugel and Steve Wychorski presented the revisions to the architectural elevations for the triplexes - Buildings A & B. The elevations provided examples of 1.5 and 2 story buildings. Buildings C or E may be two story. Mr. Maugel asked for comments from Board members. He said they tried to mimic other buildings on Main Street.

Chairman Burke thanked the applicant for being responsive and making the changes suggested by the Planning Board. He said he liked the changes to Building A, but Building B does not work as well. He said he attended the HDC meeting on November 1, 2011, and the HDC is concerned with the height of the buildings.

Member Capes asked about the photographic representations and said he is not convinced that two-story buildings are preferable. He said he likes the 1.5 story buildings with dormers to break up the roofline. Mr. Maugel described the possible changes to the roof line. Member Parent agreed that the roof lines should be broken up as shown on the October 18 elevations.

Member Wilson said he appreciated the new illustrations. The 12:12 roof pitch is massive. The dormers really help break up the roof line. He said he has a problem with the driveways and front facing garage doors – they are not part of the architecture of Groton Center. The plan is a private, residential enclave with 90% residential use. The spirit of the Town Center Overlay District includes public space and public access. Member Wilson said sidewalks and trail access to a viewpoint does not fulfill this requirement. This is a suburban development with no public activity.

Member Barringer said he appreciates the architectural variation and views from Main Street. Another two-story building would provide more variety. He agreed that it is good to break up the roof lines. Board members all agreed.

Mr. Maugel said the development looks dense, but it is surrounded by meadow and open space. Member Wilson asked whether people would feel comfortable walking down the roadway without any shops or businesses. Mr. Maugel said the destination would be the pedestrian path, similar to Marginal Way in Ogunquit, Maine.

Mr. France said the constructed wetlands and other features will have signage for public education. Signage will be installed at the entrance inviting the public to walk on the pedestrian paths.

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Member Barringer said this gives people the opportunity to view Gibbet Hill from the meadow. It is similar to many developments in England. Chairman Burke said it is also similar to Groton Center Farms off Mayfield Drive in Groton. Chairman Burke said the sandwich shop will be inviting to the public as well.

Selectman Anna Eliot asked if there would be a gazebo at the viewing area. Ms. Black said there would be a free-standing circular wall rather than a gazebo. The wall is more natural and in context with the area.

Connie Sartini said she supports the pedestrian pathway and viewing area because there is no view of Gibbet Hill from Main Street today. It would be an advantage for the public to be able to walk to the rear of the site and enjoy the view.

Chairman Burke asked that a trail easement be provided from the lot line to connect with future trails on adjacent properties.

Member Capes said the access road is not a town road, but it is a way for the public to access the pedestrian trail. He agreed that having more people living in the downtown area would be a benefit.

Chairman Burke asked about the open courtyard in the rear of the existing building. Mr. Mangel described the courtyard area between the original building and new retail building. Chairman Burke stated that the proposed courtyard is an opportunity for place making. Board members agreed.

Member Capes asked about the Design Review committee's comments. Chairman Burke said the DRC was not able to attend this evening, but will present its findings at a future meeting. The Affordable Housing Trust will have an opportunity to respond.

The Board voted unanimously to continue the public hearing on November 10, 2011 at 7:30 PM.

**LETTER FROM BRUCE EASOM, 435 MARTINS POND ROAD**

The Board received a letter dated October 25, 2011 from Bruce Easom regarding the on-going agricultural use of his property and the applicability of the Water Resources Protection Districts. The Board will forward his letter to the Building Commissioner who is the Zoning Enforcement Officer.

Meeting adjourned at 9:45 PM

Respectfully submitted,

Michelle Collette  
Land Use Director