

**PLANNING BOARD  
DECEMBER 8, 2011  
MINUTES**

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

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

**PUBLIC HEARING – SPECIAL PERMIT, CROTEAU, 66 NORTH STREET**

*(Member Perkins did not participate because she had missed two public hearings.)*

The Board held the continuation of the public hearing to consider the application submitted by Gerald and Joan Croteau to create seven new units on land located at 66 North Street. Attorney Robert Collins and design engineer Stan Dillis were present.

Mr. Collins presented the revised plan to create seven units on twenty acres. The land is used for a stoneyard at the present time. The proposed plan includes four single family houses and one triplex. One of the units in the triplex will be affordable. Approximately 7.5 acres will be protected open space.

Mr. Dillis showed the new configuration of the cul de sac with three common driveways to access the units. The new name of the subdivision road is “Bluestone Drive.” Low Impact Development (LID) techniques will be used for stormwater management.

Attorney Collins said the proposed plan is a good reuse of the site and will provide legal frontage and an address for the home in Groton with frontage on Yvonne Drive in Pepperell.

Chairman Burke asked about the drainage system. Mr. Dillis said there is an existing catch basin in the stoneyard. Runoff will flow into a forebay and basin in the same area. Bio—swales will be used to reduce the amount of runoff.

Member Giger asked if private wells would be installed. Mr. Dillis said the water supply system will be from a shared well. Member Giger asked about fire protection. Mr. Dillis said sprinklers will be installed and there is a fire pond on the site.

Member Capes asked about fire truck access. Mr. Dillis said all the driveways meet shared driveway standards. Chairman Burke asked if some of the pavement in the turnaround could be eliminated if a loop road is used instead of a cul de sac. Mr. Dillis said a loop road may or may not meet the turning radius requirements for fire trucks.

Member Capes asked if the pond could be made more attractive. Mr. Dillis said invasive plants could be removed and replaced with new, native plantings. Mr. Collins added that they could open up a view of the pond.

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Member Parent asked if the plan includes seven condominium units plus the existing house on a separate lot. Mr. Collins said, "yes," an ANR plan would be submitted to create the lot with the existing house.

Member Parent asked about the sewage disposal systems. Mr. Collins said there will be two shared systems in separate locations.

Member Wilson said he agreed that the cul de sac should be redesigned.

Member Barringer said the access to the triplex is much better and that he did not mind the cul de sac as shown on the plan. He asked if there would be access to maintain the sewage disposal systems. Mr. Dillis said, "yes," there will be a ten-foot wide access.

Chairman Burke asked if the site would be re-vegetated and stones removed. Mr. Dillis said, "yes," most of the site would be vegetated except the hill to the east. Chairman Burke asked the applicant to submit a plan demonstrating how the site will be stored including removal of the stone yard materials and a fiscal impact analysis.

Member Giger asked about access to the existing house with the Yvonne Drive address in Pepperell. He said if the house has a Groton address, it must have access in Groton. Mr. Collins said that house may become part of the homeowners association. The details will be discussed with the parties.

The Board voted unanimously to continue the public hearing on January 19, 2012 at 7:30 PM.

#### **RECOMMENDATION TO SELECTMEN – CHAPTER 61, HOLLINGSWORTH & VOSE**

The Board received a request from the Board of Selectmen to submit comments on Hollingsworth & Vose request to remove land from Chapter 61 for the purpose of upgrading its waste water treatment plant. Attorney Collins said the land is located off Townsend Road behind the research and development building.

The motion was made by Wilson, seconded by Barringer, to recommend that the Board of Selectmen not exercise the Town's right of first refusal on the land owned by Hollingsworth and Vose, located on Townsend Road. The motion passed unanimously.

#### **ANR PLAN – LAWRENCE ACADEMY/MURPHY, OLD AYER ROAD**

The Board considered the Approval Not Required plan submitted by Lawrence Academy and Christopher Murphy to convey a 1500 SF parcel of land including pool equipment and a shed. Surveyor Stan Dillis presented the plan. He said the shed will be moved to conform to setback requirements in zoning.

The motion was made by Barringer, seconded by Wilson, to endorse the plan entitled, "Plan of Land in Groton, MA Prepared for Christopher and Bronwyn Murphy," prepared by Ducharme and Dillis, dated November 30, 2011. The motion passed unanimously.

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### **SITE PLAN REVIEW REVISION – LAWRENCE ACADEMY**

The Board considered the request submitted by Lawrence Academy to revise the site plan for faculty housing on Old Ayer Road and on Academy Drive. Linda Deasy and Peter Myette of Lawrence Academy, architect Dan Quaile and design engineer Stan Dillis were present.

The Board previously approved two houses for the property on Old Ayer Road. Lawrence Academy would like to construct only one house in response to the Historic Districts Commission's concerns. The other unit will be relocated as part of a duplex at the end of Academy Drive on the Lawrence Academy Campus.

Chairman Burke asked if the new plan requires less vegetation clearing than the previous plan. Mr. Dillis said, "yes."

Member Barringer asked about the footprint of the new house. Mr. Quaile said the one-story house has a footprint of 1450 SF. The design is a modified Cape. There will be less runoff with the reduced footprint.

The motion was made by Perkins, seconded by Barringer, to approve the modification of the Lawrence Academy Site Plan entitled, "Site Plan, Old Ayer Road, Groton, Massachusetts," prepared by Ducharme and Dillis, dated December 5, 2011. The motion passed unanimously.

The motion was made by Perkins, seconded by Barringer, to approve the modification of the Lawrence Academy Site Plan entitled, "Site Plan, Academy Drive, Groton, Massachusetts," prepared by Ducharme and Dillis, dated December 5, 2011. The motion passed unanimously.

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

*(Members Giger and Wilson left the meeting and did not participate because they had missed two or more public hearings.)*

Applicant Robert and Janice France, design engineer Bruce Ringwall, architect Brent Mangel of Mangel Associates and Attorney Robert Ancil were present. Town officials Selectman Anna Eliot, Selectman/Affordable Housing Trust (AHT) member Stuart Schulman, Selectman/Affordable Housing Trust (AHT) member Joshua Degen, Housing Trust member Allen King, and Housing Coordinator Fran Stanley were also present.

Chairman Burke said the Board heard the Design Review Committee's report and viewed the latest revisions to the architectural elevations at the public hearing on December 1, 2011. He stated that this is the eleventh meeting to consider the project. He asked if there was any additional information to be submitted.

Developer Robert France submitted a letter dated December 8, 2011 responding to the DRC report. He said the architect reviewed the project for compliance with LEED-ND guidelines and the proposed project is certifiable under LEED and LEED-ND. Senate Construction practices sustainable construction. Architect Steve Wychorski of Mangel Associates is qualified as LEED

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AP. He said the project had a total of 52,600 SF with 3500 SF commercial space and about 40,441 square feet residential use. Without the walk out basements, there will be an average of 1900 SF per unit. Mr. France submitted a financial impact analysis that projects a net gain in tax proceeds of \$47,000 annually. Additionally, about 215 construction jobs will be created .

Chairman Burke said he was pleased to see that the project meets LEED standards and thanked the applicant for submitting the financial impact statement which shows a 60% cost to revenue ratio.

Chairman Burke asked the applicant to address the connectivity issues for both pedestrian and vehicular access. Chairman Burke suggested that the applicant either construct the connections now or put funds in an escrow account to ensure construction of the vehicular connections in the future. The Board does not want to be in a position of negotiating the matter with the Condominium Association at a later date.

Chairman Burke said other outstanding issues include snow storage and the aesthetic treatment of the cul de sac. He asked if the area around the cul de sac could be addressed with landscaping or other methods to look less suburban.

Member Capes asked how the calculation of 1900 SF per unit was determined. Mr. France said if basements and garages are excluded from the units, the total is 34,775 SF, divided by 18 equals about 1900 SF per unit. Member Capes asked if the garages and basements were included in the gross floor area calculations. Mr. France said the initial application was for 45,100 SF and the size of the units did not increase from the original application. They are well below the allowable density for the site.

Member Perkins asked if the second floor residential units in the retail buildings could be converted to commercial use in the future. Mr. France said, "yes." An elevator would have to be installed and more parking would be required.

Town Planner Michelle Collette asked about a phasing schedule for the affordable units. Mr. France said they plan to do the affordable units in conjunction with the retail building and market rate units. Chairman Burke confirmed that when buildings are constructed, the affordable units would be available.

Chairman Burke opened the hearing to comments from the public. There were no comments.

The Board voted unanimously to close the public hearing and announced that it would vote on the special permit decision at its regular meeting on December 15, 2011.

Meeting adjourned at 9:00 PM

Respectfully submitted,

Michelle Collette  
Land Use Director/Town Planner