

**PLANNING BOARD
MARCH 29, 2012
MINUTES**

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

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

Members absent: Barringer

PRE-SUBMISSION REVIEW – HOLLINGSWORTH & VOSE (H & V)

The Board met with Attorney Robert Collins regarding Hollingsworth and Vose's proposed construction of a roof connecting Buildings 14A and 20 at its facility at 219 Townsend Road.

Mr. Collins said the two buildings are 26 ft apart and 130 ft in length H & V. The roof will provide an outside storage area on a raised platform over existing pavement. There will be no increase in impervious surface. The Conservation Commission issued a negative determination for the project. The Zoning Board of Appeals will review the application for a special permit to alter a nonconforming structure in a 100-year floodplain.

Chairman Burke asked if the change requires compensatory flood storage. Attorney Collins said, "no," there is no displacement of flood area by the proposed change.

Member Perkins asked if the raised platform is the same size. Attorney Collins said, "yes."

Member Capes asked if there would be any change in operations. Attorney Collins said, "no."

The motion was made by Perkins, seconded by Wilson, to waive the Site Plan Review requirements for the proposed construction of a roof between buildings 14 and 20 at the Hollingsworth and Vose plant in West Groton. The proposed work is described in the attached letter dated March 8, 2012 from Attorney Robert Collins. The motion passed unanimously.

PERFORMANCE BONDS & ESCROW ACCOUNTS

Rocky Hill - Attorney Robert Collins met with the Board to discuss various performance bonds. He requested that the Board release the bond for Phase I of the Rocky Hill subdivision (Robin Hill Road to the intersection with Quail Ridge Road and Quail Ridge Road. He said Mr. Moulton would like the town to accept the roads as public ways. The Board said it would not vote until the revised as-built plans have been submitted.

Groton Woods – Attorney Collins requested that the Board release the remaining \$5000 held in an Indemnification Agreement for the Groton Woods subdivision since 2004. He said Mr. Lacombe would like the Town to accept Forest Drive, Paugus Trail, and Winding Way.

The motion was made by Wilson, seconded by parent, to release the bond for Groton Woods contingent upon receiving a recommendation from the DPW Director on the condition of the road. The motion passed unanimously.

Boston Road Marketplace – Attorney Collins requested a release of the remaining funds for engineering review of the Boston Road Marketplace. Shaws, as lessee, will have to provide funds if any additional construction is done.

The motion was made by Giger, seconded by Capes, to release the remaining funds in the Chapter 593 Escrow Account for the Boston Road Marketplace to Robert Lacombe. The motion passed unanimously.

Amandas Way - Attorney Collins requested a release of the remaining funds for the Amandas Way performance bond. The road will be a private way maintained by the homeowners association. The Board said it would not vote on releasing the bond until all the items in the report dated December 19, 2011 from Nitsch Engineering have been addressed.

Member Perkins left the meeting.

SPECIAL PERMIT DECISION – SPIGARELLI HAMMERHEAD LOT

The motion was made by Parent, seconded by Capes, to grant a special permit to Donald and Mary Spigarelli to utilize the provisions of the Code of the Town of Groton, Chapter 218 Zoning, Section 218-23.1 Hammerhead Lots, to create one hammerhead lot as shown on the plan entitled, “Plan of Land in Groton, Massachusetts,” prepared by Ducharme & Dillis, Civil Design Group, dated February 1, 2012, with the following findings and conditions:

Findings:

The Planning Board made the following findings based upon the criteria set forth in Zoning By-Law § 218-23.1 and 218-32.1:

1. **Social, economic and community needs:** The creation of the proposed hammerhead lot results in no increase in density when compared with the Approval Not Required plan endorsed on December 1, 1994 and recorded at the South Middlesex Registry of Deeds, Book 75351, Page 383.
2. **Traffic flow and safety:** The proposed hammerhead lot is served by the existing driveway shown as “Existing Driveway to Remain.”
3. **Adequacy of Utilities:** The existing house on the proposed hammerhead lot is served by a private well and an on-site sewage disposal system. The proposed hammerhead lot will not have a negative impact on utilities.
4. **Neighborhood character:** There will be no adverse impact on neighborhood character with creation of the 6.88 acre hammerhead lot with an existing house set back more than 500 ft from Indian Hill Road.

5. **Impacts on the environment:** The creation of the proposed hammerhead lot allows the placement of the house on the adjoining Lot 2A to be located outside the 100-ft wetlands buffer zone thereby reducing potential impact the on environment.
6. **Fiscal impact on the Town:** There will be no change in fiscal impact on the Town from the creation of the proposed hammerhead lot with an existing house.

Conditions:

1. The Planning Board recommends that the applicant apply for a special permit for a shared driveway serving Lots 1A, 2A, and 3A in order to reduce driveway cuts and runoff on Indian Hill Road.
2. The applicant agreed to apply for a Stormwater Permit for Lots 1A and 2A to address concerns about potential grading changes and runoff from the development of the two lots abutting the proposed hammerhead lot.
3. This special permit shall not be in effect until a certified copy of the special permit decision and ANR plan are 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.

The motion passed unanimously.

ANR PLAN – SPIGARELLI, INDIAN HILL ROAD

The motion was made by Wilson, seconded by Parent, to endorse “Plan of Land in Groton, Massachusetts,” prepared by Ducharme & Dillis, Civil Design Group, dated February 1, 2012. The motion passed unanimously.

Meeting adjourned at 8:30 PM

Respectfully submitted,

Michelle Collette
Land Use Director/Town Planner