

**PLANNING BOARD  
APRIL 5, 2012  
MINUTES**

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

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

Members absent: Giger and Parent

**PUBLIC HEARING – SPECIAL PERMIT, SITE PLAN REVIEW**

The Planning Board held a continuation of the public hearing to consider the application submitted by George Pergantis for Site Plan Review of the plan entitled, “The Coach House Seafood Grill and Restaurant (on the site of the Old Groton Inn),” prepared by Meisner Brem Corporation, dated January 19, 2012, with revisions through February 20, 2012. Applicant George Pergantis and design engineer Jeff Brem were present at the public hearing.

Mr. Brem described the revisions to the site plan including the relocation of parking spaces to allow access to the apartment buildings, the relocation of the handicapped accessible spaces, and relocation of the dumpster. Parking for the apartments is shown on the plan.

Member Barringer said the two parking spaces closest to the building will restrict access to the handicapped parking space. He said he was pleased to see that the dumpster had been relocated.

Member Perkins asked if the dumpster was for the apartments as well as the restaurant. Gloria Lammi said, “yes.”

Member Barringer said he still has concerns about lighting on the site. He said it is far in excess of what is needed and it creates too much glare on abutting properties.

Member Wilson said at the site walk on Saturday, the Board noted that the gravel road is not passable – it is loose fill with sinkholes and will not support fire trucks. Mr. Brem agreed that the road should be constructed of gravel and made passable. Mr. Pergantis said the road was disturbed by the installation of the sewer line in February. It rained and is a mess because it is clay. He said it is in better condition today.

Chairman Burke read the letter dated April 5, 2012 from abutter Robert France of Mount Laurel Development, a memorandum dated April 5, 2012 from the Fire Chief, and an e-mail message dated April 5, 2012 from Building Commissioner Milton Kinney. He said the applicant must resolve the outstanding issues with the Building Commissioner and Fire Chief.

Chairman Burke asked why the parking spaces as painted on the ground are not the same as the parking spaces shown on the plan. He noted that there are fewer spaces on the ground than shown on the plan.

Ms. Lammi said the parking spaces were re-striped lately according to what was there before. Member Barringer said the parking lot must have enough spaces based upon the number of seats in the restaurant.

Member Capes asked if the parking spaces closest to the building would be marked or improved. Mr. Brem said this area would be grass with overflow parking until the additional spaces are required by the Planning Board.

Member Capes said the spaces near the building will block the access road and should be moved. He shared the concerns about the gravel driveway not providing adequate access for emergency vehicles and the residents of the apartments.

Member Perkins asked if the Board of Health has an issue with the dumpster. She asked if it can be used by both the restaurants and apartments. She expressed her concerns about the gravel access road not being passable. She asked if the turning radius is adequate for fire trucks. Mr. Brem said, "yes."

Member Perkins noted that Mount Laurel Development has concerns about the trash along the property line. Mr. Brem said cleaning up the trash could be a condition of the site plan approval.

Chairman Burke said the lighting issues and glare on abutting properties has not been resolved. He agreed that the trash on the property is a problem that must be rectified. There is still a discrepancy between the parking spaces on the ground and those shown on the plan. He said the roadway is not passable and the circular driveway in front of the site is in need of considerable repair. He also expressed concerns with the angled parking near the apartments and the inability of vehicles to back out and continue to exit the property.

Member Perkins said there should be a note on the plan requiring that the open disturbed area be seeded and stabilized. Ms. Lammi said the HDC is requiring that grass be planted in this area.

Chairman Burke said the Board must confer with the HDC on the details of the site plan.

Abutter Karen Sheedy said the dumpster was emptied multiple times a week when the Groton Inn was open.

The Board voted unanimously to continue the public hearing on April 26, 2012 at 8:00 PM.

#### **SITE PLAN REVIEW – LAWRENCE ACADEMY FACULTY HOUSING**

The Board reviewed the revisions to the site plan submitted by Lawrence Academy to construct four units of faculty housing on Academy Drive. Linda Deasy of Lawrence Academy, Peter Myette, Lawrence Academy Trustee, and design engineer Stan Dillis were present.

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Mr., Dillis said an additional housing unit has been added to the previously approved site plan. The existing gravel parking area will be removed and a hydrant will be relocated. The driveway meets the specifications of the Driveway Regulations. There will be no increase in runoff.

The Board asked if there were any other changes to the site plan. Mr. Dillis said, "no."

Member Capes asked about landscaping. Mr. Dillis said plantings will be moved and new plantings added as shown on the plan.

Member Perkins said there should not be any invasive species. Mr. Dillis agreed.

Chairman Burke read the letter dated April 5, 2012 from the Fire Chief regarding building numbering. Mr. Dillis said he revised the numbers shown on the plan as recommended by the Fire Chief.

Member Capes asked about roof runoff. Mr. Dillis said it would be tied into the drainage system.

Member Barringer asked if there would be any decks. Mr. Dillis said, "no."

Member Wilson asked if the units would be on municipal water and sewer. Mr. Dillis said, "yes."

The motion was made by Wilson, seconded by Barringer to approve the attached modification of the Lawrence Academy Site Plan entitled, "Site Plan, Academy Drive, Groton, Massachusetts," prepared by Ducharme and Dillis, dated March 5, 2012, showing four new residential units for faculty. The motion passed unanimously.

Meeting adjourned at 8:30 PM

Respectfully submitted,

Michelle Collette  
Land Use Director/Town Planner