

**PLANNING BOARD  
OCTOBER 18, 2012  
MINUTES**

Chairman Giger called the meeting to order at 7:15 PM at the Town Hall

Members present: Giger, Barringer, Parent, Perkins, Svarczkopf and Wilson

Members absent: Burke

**PUBLIC HEARING— COACH HOUSE RESTAURANT SITE PLAN REVIEW**

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 George Pergantis for Level Two 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, 2011, with revisions through September 13, 2012. The proposed project is located at 124 Main Street, on property owned by the Pergantis Realty Trust, Assessors' Map 113, Parcel 10, on the easterly side of Main Street.

Chairman Giger called the public hearing to order. Clerk Svarczkopf read the notice posted with the Town Clerk on September 25, 2012 and published in the September 28 and October 5, 2012 issues of The Groton Herald. Applicants George Pergantis and Gloria Lammi, Attorney John Gallant, and design engineer Jeff Brem were present.

Mr. Brem described the proposed site plan which is almost identical to the site plan submitted earlier this year and withdrawn without prejudice on June 14, 2012. Mr. Brem submitted the new site plan, letter dated September 12, 2012, and application submitted on September 24, 2012. Mr. Pergantis would like both a restaurant and function hall at 124 Main Street. There are two multifamily apartment buildings with a total of eight (8) dwelling units. Sewer was installed to the apartments and carriage house in February 2012 and has been approved by the Sewer Commission and Board of Health. The parking layout is shown on the plan. There are eight new parking spaces in addition to what exists today. The pavement will be extended to provide more parking. The parking table on the site plan shows 51 parking spaces on the site and five on Main Street. The proposed restaurant will have 64 seats and the function hall will accommodate 90 people. The restaurant requires 37 spaces and the function hall requires 30 spaces for a total of 67 spaces. The applicant is requesting a waiver of 11 parking spaces.

Mr. Brem continued that the debris will be removed from the site. The dumpster will remain where it is located today. The landscaping has been moved back as requested by the Historic Districts Commission. The HDC prefers grass rather than shrubs. Mr. Brem said lighting glare on abutting properties and on the public way was an issue during the previous site plan review. The lighting was reduced to fewer than 30 lumens. The fixtures will be 250 watts rather than 400 watts as previously proposed. Mr. Brem submitted a photometric diagram showing an average of 2 lumens.

Member Parent asked if the patio was included in the seating calculations. Mr. Brem said, "yes," they could fit more seats in the restaurant, but they are limited by the number of parking spaces. Member Parent asked how many seats would fit in the patio. Mr. Pergantis said, "50." Member Parent asked how the restaurant would not go over the seating capacity with 50 seats outside. Ms. Lammi said the capacity of the building is 250 occupants.

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Chairman Giger read the comments dated October 18, 2012 from the Fire chief, the comments dated October 9, 2012 from the Building Commissioner, the comments dated October 16, 2012 from the Board of Health, and the comments dated October 18, 2012 from the Sewer Commission.

Member Perkins asked about the construction of the gravel driveway. Mr. Brem said it would be reconstructed as shown in the detail on the plan.

Member Perkins asked about the location of the dumpster. Mr. Brem said it will remain where it is located today. Member Perkins asked about the capacity of the dumpster to serve the eight apartments and the restaurant. Mr. Brem said it may have to be emptied more frequently.

Chairman Giger said the dumpster must comply with the Board of Health regulations.

Member Barringer said he appreciated the new light fixtures and asked if they would be shielded to prevent glare. Mr. Brem said the fixtures would have special mounting directed downward but would not be shielded. Member Barringer asked about other illumination of the site such as standard utility poles. He said if lighting spills over the property line, it must be shielded. He also questioned whether the Board of Health would require separate dumpsters or trash receptacles for residential use and restaurant use.

Member Barringer asked about parking for the apartments. Mr. Brem said the area is all gravel today.

Member Barringer asked about the existing swimming pool referenced in the Board of Health comments. Mr. Brem said there are no proposed changes to the pool.

Member Barringer said the north arrow on the plan should be corrected, the overhead utilities should be shown on the plan and the sewer should be labeled, "existing" not "proposed." He asked if there were any easements on the plan. Mr. Brem said, "There are no changes."

Member Barringer asked if there would be a physical separation between the function hall and restaurant. Mr. Brem said there are three areas: The function hall, the restaurant, and the patio.

Mr. Pergantis said he wants to open his restaurant as soon as possible because he lost his business after the fire at the Groton Inn on August 2, 2011. He said the restaurant has not been touched and the parking lot is the same.

Reporter Pierre Comtois asked about the proposed number of seats. Mr. Brem said there are 64 seats in the restaurant and 90 seats in the function hall. this is the seating capacity used to determine the number of required parking spaces.

Chairman Giger asked if the patio seating was included in the total of 64 seats for the restaurant. Mr. Brem said the restaurant has a total to 64 seats.

Member Svarczkopf asked about the height of the light poles. Mr. Brem said 25 ft.

Member Barringer reiterated his request for shielding the light fixtures.

Member Parent asked if the applicant is proposing to do the work himself and how can the Board be sure the work meets construction standards.

Member Perkins said all the Fire Chief's concerns must be addressed.

Mr. Brem said he would change the north arrow, add the utilities, check on dumpster requirements, submit a plan on the turning radii for fire trucks, and shield the light fixtures. Mr. Brem said Mr. Pergantis would like to change the name from "Coach House" to "Carriage House."

Chairman Giger asked if the determination had been made on the fire sprinklers. Town Planner Michelle Collette said the Building Commissioner and Fire Chief are working on this issue.

The Board voted unanimously to continue the public hearing on October 25, 2012 at 8:30 PM

#### **PRE-SUBMISSION REVIEW – FIRST PARISH CHURCH**

The Board met with First Parish Church members Terri Ragot, Rick Muehlke, and Jim Moisson to discuss the creation of two additional accessible parking spaces.

*Member Svarczkopf disclosed that he is a member of the First Parish Church.*

Ms. Ragot said the church would like to create two additional accessible parking spaces which would result in the loss of 1-1½ standard spaces. Ms. Ragot submitted a letter dated October 12, 2012 from Lawrence Academy confirming the shared parking arrangement with the Church.

The motion was made by Barringer, seconded by Parent, to approve the proposed change to the First Parish Church site plan as shown on the sketch dated October 18, 2012 submitted by the applicant based upon the shared parking arrangement with Lawrence Academy. The motion passed with Giger, Barringer, Parent, Perkins, and Wilson in favor; Svarczkopf recused.

#### **ACADEMY HILL CULVERT**

The Board received a report dated October 17, 2012 from Nitsch Engineering regarding erosion problems that were undermining the repairs to the box culvert at Station 1+75 Cherry Tree Lane.

The motion was made by Wilson, seconded by Barringer, to send a letter to Academy Hill Realty Trust requiring submission of a plan to stabilize the box culvert no later than November 15, 2012. The motion passed unanimously.

#### **ANR PLAN – ARBOR WAY**

The Planning Board considered the Approval Not Required (ANR) plan submitted by Academy Hill Realty Trust to change a lot line between Lots 34A (24 Arbor Way) and 35A (18 Arbor Way) in the Academy Hill subdivision.

The motion was made by Perkins, seconded by Parent, to endorse as Approval Not Required the plan entitled, "Plan of Land, 18 & 24 Arbor Way, Groton, Mass. for Academy Hill Realty Trust," prepared by Rose Land Survey, dated October 9, 2012. The motion passed unanimously.

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**GELD PEER REVIEW**

The Board received a letter dated October 15, 2012 from Nitsch Engineering with an estimate of \$3200 to review the site plan submitted by the Groton Electric Light Department (GELD) and a letter dated October 18, 2012 from Attorney Robert Collins representing GELD.

The motion was made by Barringer, seconded by Wilson, that the Planning Board not accept the proposed terms of the letter dated October 18, 2012 from Attorney Collins limiting the review to \$3200 because the Board cannot predict unforeseen work and additional costs to review the project. The motion passed unanimously.

Meeting adjourned at 9:15 pm

Respectfully submitted,

Michelle Collette  
Land Use Director/Town Planner