

**PLANNING BOARD
OCTOBER 25, 2012
MINUTES**

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

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

Members absent: Parent

GELD SITE PLAN PEER REVIEW

The Board met with Attorney Robert Collins to discuss the peer review of the site plan submitted by the Groton Electric Light Department (GELD). Mr. Collins said Comprehensive Environmental Inc. (CEI) already performed a complete review of the stormwater management system for the Earth Removal Stormwater Advisory Committee and the Conservation Commission. A Stormwater Permit and Order of Conditions have been issued.

The Board received an estimate of \$3200 from Nitsch Engineering dated October 15, 2012 to review the site plan not including stormwater management. GELD will submit a check for \$3200 to cover the costs of the peer review.

Member Perkins stated that GELD understands that it must reimburse the Town if the cost to review the site plan exceeds \$3200. Mr. Collins said, "GELD understands."

Member Burke stressed that the Nitsch proposal is an estimate of costs and additional review could be required. If so, the Town should be reimbursed and the consultant should be compensated. Member Burke said he agrees that the CEI review of the stormwater system was very thorough.

Mr. Collins requested that Nitsch not review the plan for compliance with the Design Guidelines since the Design Review Committee will do so. The Board agreed unless an issue is raised in the process that requires peer review.

The motion was made by Burke, seconded by Wilson, to accept the CEI review of the stormwater management system with the understanding the CEI is available for further investigation if there are any changes to the plan that need peer review. The motion passed unanimously.

The motion was made by Perkins, seconded by Barringer, to accept the proposal dated October 15, 2012 for review of the GELD site plan. The motion passed unanimously.

Chairman Giger reiterated that the project review fee of \$3200 may not be payment in full if additional peer review services are required. Mr. Collins agreed.

PUBLIC HEARING (con't) – CENTER FIRE STATION SPECIAL PERMIT/SITE PLAN REVIEW

The Board held the continuation of the public hearing to consider the Center Fire Station to be located on Farmers Row. Selectmen Peter Cunningham and Anna Eliot, Town Manager Mark Haddad, Architects Alan Brown and Don Walter of Dore and Whittier and design engineer John Perry of Gale Associates were present.

Chairman Giger stated that he and Member Wilson met with Historic District Commission (HDC) members Dan Barton and Maureen Giattino to discuss the parking lot/access road lighting plan. The

group agreed that the lighting on the building is adequate under present circumstances. A conduit and cable will be installed from the Center Fire Station to Farmers Row but the lights will not be installed at this time. The lights may be installed in the future, if needed.

Town Manager Haddad said since the September 27, 2012 public hearing, the architects met with the HDC, all the traffic issues in the FST report have been resolved, the landscaping plan has been modified, and the sewer connections issues have been approved. The Earth Removal Stormwater Advisory Committee issued the Stormwater Management Permit on October 16, 2012, and the Conservation Commission issued the Order of Conditions (DEP File #169-1090) on October 25, 2012.

John Perry described the changes to the plan including the increase in turning radius from 15 ft to 20 ft at the intersection of the access road and Farmers Row. The proposed changes to the intersection avoid having to cut down a specimen tree and relocating the utility pole to the south of the intersection. The location of signage on Farmers Row, and verification of sight distances are shown on the plan.

Mr. Perry said the sight distances at 40 mph are 400 ft to the south and 350 ft to the north. A sight distance of 350 ft is required. Road safety signs will be installed as recommended by Gary Hebert of FST. Mr. Perry said he and Mr. Hebert went to the site to confirm sight distances. The specimen tree could be removed in the future if necessary.

Chairman Giger noted that the Board received a letter dated October 23, 2012 from Gale Associates and an email dated October 25, 2012 from FST concurring with the revisions to the plan.

Chairman Giger asked if the HDC has jurisdiction over safety signs on the public way. Mr. Haddad said he believes such public safety signs are exempt but he would look into it.

Member Wilson asked if the increase in the turning radius would allow fire trucks to turn without crossing into the opposite lane. Mr. Perry said, "not completely."

Mr. Perry said the shed and dumpster in the rear of the site have been removed from the plan. The Stormwater management system was approved by the Earth Removal Stormwater Advisory Committee after all CEI comments were addressed. The HDC is still reviewing the proposed retaining wall along the property line to the south in the rear of the site. The wall slopes down from 5.5 ft to 0 ft. The issues with lighting have been resolved so only the lights in the rear of the site will be installed at this time.

Chairman Giger asked if the lighting level would be at 50% between 10 PM and dawn. Mr. Perry said, "yes," unless there is an emergency call. Mr. Walter said the lights will look like house lights.

Mr. Perry described the proposed utilities. Water, gas and electric will be provided through the frontage on Farmers Row. Sewer will be connected by a low-pressure force main to the public safety building through an easement in the rear of the site.

Member Burke asked if the Lawrence Homestead Trust lots would tie into the sewer system. Mr. Perry said the stubs for tying into the system would be provided.

Member Perkins asked how the landscaping plan had changed. Mr. Perry said the HDC is still reviewing the plan. All ornamental plantings have been removed as requested by the HDC so the site will continue

to look like a hay field. Mr. Walter said red cedar, maples and blueberry bushes will be used to provide screening along the northern and southern property lines.

Mr. Haddad said the Lawrence Homestead Trust requested that trees be planted along the property line, but the HDC does not want trees to be planted.

Mr. Brown showed the sketch of the proposed sign which is similar to the sign (black letters on a white background) at the public safety building. The HDC must review the proposed signage. Mr. Brown showed the Board the proposed elevations.

Member Burke asked about the proposed training room and roof in the rear of the structure. Mr. Walter explained that the roof would be used by firefighters for training.

Chairman Giger asked if there were comments from the public.

Scott Harker asked if the architect considered lights on sensors. Mr. Haddad said the HDC is not comfortable with lights on motion detectors.

Debbie MacDonald asked about the sight distances on Farmers Row and speed of traffic. Mr. Perry said 40 mph was used to determine sight distances and FST agreed with the analysis. Mrs. MacDonald asked about traffic volume. Mr. Perry said volume has no impact on sight distance. Signs will be installed to warn traffic that there is a fire station ahead.

Mrs. MacDonald said she has lived here for many years and there are problems with large traffic where Mill Street merges into Farmers Row and at the intersection of Long Hill Road and Farmers Row. Mr. Perry said these intersections were considered in the evaluation.

Selectman Cunningham said ambulances would be the largest volume of traffic from the fire station which is no change from the ambulances presently accessing from the existing public safety building on Pleasant Street. The number of fire calls is much fewer.

Scott Harker asked about the public safety signs and whether a flashing red light would be installed. Mr. Perry said the signs would be from the Manual on Uniform Traffic Control. Mr. Haddad said the HDC would not allow a flashing red light in the Historic Districts.

Town Planner Michelle Collette requested that the applicant submit a written statement on the installation of the lighting in the parking lot and along the access road. Member Burke said the lighting details must also be specified on the site plan.

The Board voted unanimously to continue the public hearing on November 8, 2012 at 7:45 PM.

MONARCH PATH BOND ESTIMATE

The Planning Board received a report dated October 18, 2012 from Nitsch Engineering with a revised estimate of \$264,927.22 to complete the Monarch Path subdivision road and infrastructure. The motion was made by Barringer, seconded by Burke to accept the estimate of \$264,927.22 as recommended by Nitsch Engineering. The motion passed unanimously.

PUBLIC HEARING (con't) – COACH HOUSE REESTAURANT SITE PLAN REVIEW

October 25, 2012

Page 4

The Board held the continuation of the public hearing for the Coach House Seafood Grill and Restaurant site plan submitted by George Pergantis. Applicants George Pergantis and Gloria Lammi and design engineer Jeff Brem were present.

Mr. Brem described the revisions to the plan including correction of previous scrivener's errors, a relocation of the dumpster, new lights with shields, diagram showing fire truck turning radii, and relocation of landscaping to the rear of the site. Mr. Brem said he would submit a plan to the Building Commissioner for seating in the facility and other public safety requirements.

Member Wilson asked if all the shrubs would be arbor vitae. Mr. Brem said the applicant would agree to a condition on the landscaping.

Chairman Giger read the memo dated October 25, 2012 from Building Inspector Dan Britko.

Member Barringer said the dumpster located away from the entrance should be screened by a fence. He said the notation on the plan regarding the light fixtures and plantings should be corrected.

Member Burke asked about the note regarding cleaning up the area and removing debris. He said this work should be done before rather than after the Board acts on the site plan.

Member Barringer said the site plan should show the swimming pool. He said it is not safe if the pool is empty and is not fenced securely. Member Wilson noted that this is one of the Board of Health's concerns.

Member Perkins asked if the applicant had an easement for the portion of the driveway on the adjacent lot (134 Main Street). Mr. Brem said the driveway has been there for many years. Member Burke said this encroachment is an outstanding issue that must be addressed. In addition there are many outstanding Board of Health matters.

Chairman Giger read the letter dated October 22, 2012 from the Board of Health.

Member Burke asked about the lighting and landscaping plans. He said he would like to see a different type of lighting fixture. Town Planner Michelle Collette noted that the foot candles are not at "0" at the easterly property line.

Member Perkins reminded the applicant that no invasive species should be planted.

Mr. Pergantis said the pool has been there for 15 years for the benefit of the Groton Inn. There is no water in the pool today and it is surrounded by a fence with padlocks. The bushes are the existing bushes left by the previous owner. Chairman Giger said the applicant should identify what has been planted on site to be sure there are no invasive species. Mr. Brem said he would follow up on the plant identification.

Chairman Giger stressed that the Building Commission's issues must be addressed because it drives the occupancy calculations and other building code requirements.

Member Perkins suggested keeping the public hearing open and drafting special permit conditions. The

October 25, 2012

Page 5

Board agreed.

The Board voted unanimously to continue the public hearing on November 15, 2012 at 8:30 PM.

BOSTON ROAD MARKET PLACE PERFORMANCE BOND

The Board considered the request from Supervalu, Inc. to release the remaining \$150,000 in a performance bond held for site construction at the Boston Road Market place. The motion was made by Barringer, seconded by Wilson, to release the bond in the amount of \$150,000 and that the release of the bond is contingent upon the issuance of another bond if and when Shaw's undertakes additional work at the Boston Road Market Place. The motion passed unanimously.

Meeting adjourned at 9:30 PM

Respectfully submitted,

Michelle Collette
Land Use Director/Town Planner