

**PLANNING BOARD
FEBRUARY 28, 2013
MINUTES**

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

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

Members absent: Parent and Wilson

PUBLIC HEARING – BLUESTONE DRIVE SITE PLAN REVIEW

The Board held the continuation of the public hearing to consider the application for Site Plan Review submitted by Gerald and Joan Croteau for the Bluestone Drive Residential Development. Attorney Robert Collins represented the applicant at the public hearing. Mr. Collins requested that the Board continue the public hearing on March 28, 2013.

The Board voted unanimously to continue the public hearing on March 28, 2013 at 7:30 PM.

PRE-SUBMISSION REVIEW – O’CONNELL PROPERTY LOWELL ROAD

Attorney Robert Collins, design engineer Stan Dillis, and developer Robert Kiley met with the Board to discuss future development of the O’Connell property on Lowell Road and Schoolhouse Road.

Mr. Collins said the applicant would like to gift a 13-acre parcel of land to the Groton Water Department prior to the submission of the special permit and subdivision plan. The parcel will be created with an ANR plan so the applicant will receive a tax benefit from the gift of land. A conservation restriction will be placed on the property. The remaining land will be used to determine the yield plan and number of future building lots.

ACADEMY HILL UPDATE

The Board received a report dated February 28, 2013 from Nitsch Engineering delineating the deficiencies in the as-built plan for Phase I & II and describing the outstanding construction issues at the Academy Hill subdivision. The Board also received a cost estimate of \$247,865 to remove and replace the box culvert that was installed at the wrong elevation.

MEMO ON PLANNING BOARD AND HDC ROLES IN THE REVIEW PROCESS

The Board reviewed the draft memorandum prepared by Chairman Giger on the Planning Board and Historic Districts Commission (HDC) jurisdictions and responsibilities in the review process.

Member Burke said the HDC should do design review for projects in the Historic Districts and the Design Review Committee (DRC) should review projects outside the Historic Districts. Town Planner Michelle Collette said the Town Center Overlay District (TCOD) provisions must be amended to designate the HDC for design review for projects in the TCOD and Historic Districts. Board members agreed that applicants should have to go before the HDC or DRC. The Board will discuss the issue with the HDC on March 19, 2013.

GROTON HOUSING AUTHORITY REQUEST

Some Board members received a request for a letter of support for the Housing Authority’s application for Community Preservation Funds to purchase a generator for Petapawag Place in order to run the sewer pumps during a power failure. The Board requested that the GHA send a representative to the Planning Board March 7, 2013 meeting to discuss the application.

Meeting adjourned at 9 PM

Respectfully submitted,

Michelle Collette
Land Use Director/Town Planner