

**PLANNING BOARD
MARCH 28, 2013
MINUTES**

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

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

PUBLIC HEARING – SPECIAL PERMIT/SITE PLAN, BLUESTONE DRIVE

The Board held the continuation of the public hearing to consider the special permit for site plan review for the Bluestone Drive Residential Development at 66 North Street. The applicant requested a continuation of the public hearing to allow more time for engineering review. The Board voted unanimously to continue the public hearing on April 4, 2013 at 7:30 PM.

PRE-SUBMISSION REVIEW – BANK OF AMERICA ACCESSIBILITY IMPROVEMENTS

The Planning Board met with architect Stephen Newbold to discuss proposed renovations to improve accessibility at the Bank of America at 167 Main Street. The accessible parking space and pedestrian walkway to the building entrance will be upgraded to meet Architectural Access Board regulations. The existing doors will be replaced to provide the required clearance.

Chairman Giger asked if push-button door openers would be installed. Mr. Newbold said, “no,” because if the button does not work, the door is not in compliance. The doors must open with a maximum of 15 pounds pressure.

Member Svarczkopf asked if the card reader would be moved. Mr. Newbold said, “yes,” to accommodate accessibility requirements.

Member Burke asked if new landscaping would be installed in the area between the parking lot and walkway. Mr. Newbold said, “yes.”

Member Parent asked what provisions would be made during construction for people to park. Mr. Newbold said the contractor would try to do most of the work on the weekend to complete the job quickly.

The motion was made by Wilson, seconded by Parent, to waive Site Plan Review of the work proposed by the Bank of America. The motion passed with Giger, Barringer, Burke, Parent, Svarczkopf and Wilson in favor; Perkins opposed.

ANR PLAN – O’CONNELL-HIGH OAKS REALTY TRUST, LOWELL ROAD

The Board considered the Approval Not Required (ANR) plan submitted by Robert Kiley to create a 2.3 acre lot from a 24-acre parcel, owned by the Estate of Rita O’Connell. The lot has 305 ft of frontage on Lowell Road. Attorney Robert Collins said the lot will be gifted to Groton Water Department prior to the submission of a subdivision plan on the remaining land.

Member Burke asked if the creation of the lot will be part of the open space consideration during the special permit and subdivision review process. Attorney Collins said, “no.”

The motion was made by Burke, seconded by Barringer, to endorse the plan entitled, "Plan of Land in Groton, Mass. Prepared for: High Oaks Realty Trust," prepared by Ducharme & Dillis, dated February 5, 2013. The motion passed unanimously.

PUBLIC HEARING – BOYNTON MEADOWS SPECIAL PERMIT MODIFICATION

In accordance with the provisions of Chapter 40A, §§ 9 and 11, M. G. L., the Groton Planning Board held a public hearing to consider the application submitted by Mount Laurel Development, LLC, to modify Special Permit 2011-15 to add 2450 gross square feet of commercial space and to add 74 restaurant seats to the current special permit as shown on the plans entitled, "Boynton Meadow at Gibbet Hill," prepared by Mangel Associates, dated August 7, 2012, with revisions through October 26, 2012. The proposed project is located at 134 Main Street, Assessors' Map 113, Parcel 9, on the easterly side of Main Street.

Chairman Giger called the public hearing to order. Clerk Svarczkopf read the notice published in the March 8 & 15, 2013 issues of *The Groton Herald*. At the request of the applicant, the Board voted unanimously to continue the public hearing on April 4, 2013 at 8 PM.

MINUTES

The Board voted to approve the minutes for the meetings held on February 14, 2013; February 21, 2013; February 28, 2013; March 14, 2013; and March 21, 2013.

Meeting adjourned at 8:30 PM

Respectfully submitted,

Michelle Collette
Land Use Director/Town Planner