

**PLANNING BOARD  
APRIL 4, 2013  
MINUTES**

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

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

Member absent: Svarczkopf

**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. Attorney Robert Collins and design engineer Stan Dillis represented the applicant at the hearing.

Mr. Collins described the 20-acre site with an existing house and wetland area in the center of the property. The land was used as a stoneyard for decades. The Planning Board granted a special permit for the proposed development on March 7, 2012 (see PB 2011-13). The plan consists of four detached single-family units and one triplex on a private access road. One affordable unit will be provided. Two common sewage disposal systems will be utilized.

Chairman Giger stated that the Board received a report dated April 4, 2013 from Nitsch Engineering and a letter dated April 4, 2013 from Mr. Collins requesting waivers.

Mr. Collins said the requested waivers include a traffic study because the proposed development will generate less traffic than the previous stoneyard. The sight distances exceed requirements.

The letter also requests waivers of a landscaping plan prepared by a Registered Landscape Architect, a Development Impact Analysis, a map showing properties within 500 ft of the site, and evidence of potable water because there are two existing wells on the site today. Three wells will be used for the development: two wells for the four single-family units and one well for the triplex. Chairman Giger asked Mr. Collins to submit an analysis of the existing wells. Mr. Collins agreed to do so.

Mr. Collins requested waivers of the cut and fill analysis and street lights. Decorative lanterns will be used rather than standard street lights. Member Perkins said there should be a standard street light at the intersection of North Street and the access road.

Other requested waivers include granite curbing and sidewalks. A pedestrian path will be installed instead. Member Burke said the pedestrian path at Crystal Springs Estates was not well constructed and not what the Planning Board envisioned. He requested that the specifications for the pedestrian path be shown on the site plan.

Member Barringer asked about Parcel A. Mr. Collins said it is an easement for the property on Yvonne Drive with the existing house located in Groton and road in Pepperell.

Chairman Giger said there are a number of outstanding items in the Nitsch Engineering report. Mr. Collins said they would submit a written response at the next public hearing.

The Board voted unanimously to continue the public hearing on May 9, 2013 at 7:30 PM.

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**PRE-SUBMISSION REVIEW – GELD TEMPORARY OFFICES**

Attorney Collins met with the Board to request a waiver of Site Plan Review for GELD to use the existing house at 11 Station Avenue as its temporary offices during construction of its new operational facilities at 23 Station Avenue. Mr. Collins submitted a letter dated April 4, 2013 with details on the proposed temporary use.

Mr. Collins said the temporary offices would be in an existing building rather than a trailer. The employees will park at the GELD garages. The linemen will still need a trailer on the construction site. The applicant must apply to the Zoning Board of Appeals for a special permit for the temporary use.

Chairman Giger said Americans with Disabilities Act requirements must be met. Mr. Collins said GELD would make temporary provisions for universal accessibility.

Chairman Giger noted that the area on Station Avenue near the Fire Station must be clearly marked “No Parking.” Mr. Collins said GELD would agree to do so.

The Board discussed whether to waive the Site Plan Review requirements. The Board decided that more information is needed on universal accessibility and employee parking. Additionally, there should be no parking near the fire station and no outside storage. The Board did not grant the requested waiver.

At the request of the applicant, the Board voted unanimously to continue the public hearing on April 4, 2013 at 8 PM.

**PUBLIC HEARING – SPECIAL PERMIT MODIFICATION BOYNTON MEADOWS**

The Board held the continuation of the public hearing to consider the special permit for the proposed modification of the Boynton Meadows special permit. At the request of the applicant, Board voted unanimously to continue the public hearing on May 2, 2013 at 7:30 PM.

Meeting adjourned at 9:30 PM

Respectfully submitted,

Michelle Collette  
Land Use Director/Town Planner