

**PLANNING BOARD
JUNE 13, 2013
MINUTES**

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

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

Members absent: Burke and Svarczkopf

SITE PLAN REVIEW – STATION AVENUE PARKING LOT

The Board reviewed the Level I Site Plan submitted by DPW Director Tom Delaney to create an overflow parking lot for the Town Hall on adjacent land owned by Steven Webber. The Board of Selectmen approved a license agreement for temporary use of the vacant lot on Station Avenue for municipal parking.

Mr. Delaney said the subsurface stormwater management system was installed by the previous owner. The lot will be graded and a crushed concrete surface will be installed. The two entrances from Station Avenue and pedestrian pathway to the Town Hall will be paved. Snow will be stored in the buffer at the edge of the parking lot.

The motion was made by Barringer, seconded by Parent, to consider the application as a Level I site plan. The motion passed unanimously.

Member Perkins asked if any new lights would be installed. Mr. Delaney said there are lights on the Town Hall. If more light is needed, a new light will be installed on the back of the garage on the Town Hall lot.

Member Wilson asked if there would be a connection for vehicles between the new parking lot and the Town Hall. Mr. Delaney said the access between the parking lots is only for pedestrians.

Chairman Giger read the memo from the Sewer Commission regarding the sewer connection to Station Avenue.

The motion was made by Barringer, seconded by Wilson, to approve the site plan entitled, "Temporary Municipal Parking Lot," prepared by DPW Director Robert T. Delaney, dated June 13, 2013, with the condition that the applicant complies with the request of the Sewer Commission's memorandum dated June 12, 2013. The motion passed unanimously.

COACH HOUSE SEAFOOD GRILL & RESTAURANT

The Board discussed the required six-month review of the compliance with the Special Permit conditions for the proposed Coach House Seafood Grill & Restaurant located at 124 Main Street. The Board will send a letter reminding applicant/owner George Pergantis that the Board will conduct the review at its meeting on August 15, 2013 and will request permission to do a site walk on August 15, 2013 prior to the meeting.

WILLIAMS BARN COMMITTEE

Chairman Giger said he received a call from Selectman Jack Petropoulos about a Planning Board and Conservation Commission representative on the Williams Barn Committee. Chairman Giger spoke with the Town Planner about the history of the Board's participation in the Committee when Josh Degen and

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Bruce Clements were both members of the Planning Board. The Board agreed that it makes sense for the Conservation Commission to have a representative on the Committee because the Commission owns the Williams Barn property. The Board did not see any need to be represented.

GELD PILOT PAYMENTS

Member Barringer expressed concern about the Groton Electric Light Department's decision to withhold a portion of its Payment in Lieu of Taxes (PILOT) to make up for the costs involved with the permitting process. Member Barringer said he objected to GELD's misstatement of the facts and offered to draft a letter to correct the record for the Planning Board's consideration. The letter will be submitted to the Board of Selectmen if the Board agrees.

Meeting adjourned at 8:45 PM

Respectfully submitted,

Michelle Collette
Land Use Director/Town Planner