

**PLANNING BOARD
SEPTEMBER 12, 2013
MINUTES**

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

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

Members absent: Perkins

PUBLIC HEARING - SPECIAL PERMIT, CHAMBERLAIN MILLS SUBDIVISION

The Board held the continuation of the public hearing to consider the Chamberlain Mills subdivision off Lowell Road and Schoolhouse Road. Applicant Robert Kiley, Attorney Robert Collins, design engineer Stan Dillis, and many abutters were present.

Mr. Collins described the modifications to the plan including the addition of the 50-ft “no disturb” buffer around the perimeter and the location of significant trees to be removed for roadway construction. The proposed removal of trees does not require an application under the Scenic Roads By-law because the trees are on private property.

Mr. Collins submitted a letter dated September 12, 2013 requesting waivers including a waiver for the use of Low Impact Development (LID) rather than conventional drainage, cut and fill in excess of seven feet, and a pavement width of less than 24 ft in the cul de sac. Mr. Collins said he would submit a fiscal analysis of the economic benefit with the definitive plan if requested by the Board.

Mr. Collins stated the open space will be deeded to the Groton Water Department with trails to be open to the public similar to the open space at the Amandas Way subdivision. Schoolhouse Road is a two-rod road. The developer will convey a parcel to the Town to increase the right-of-way to 40 Ft. The existing house on Lowell Road will be on a lot with 67,000 SF as shown on the plan. Mr. Collins requested a waiver of the required 80,000 SF for the lot with frontage on Lowell Road because the additional acreage would be taken away from the proposed open space.

Member Svarczkopf asked about the tree in the right-of-way of Schoolhouse Road. Mr. Dillis said it would remain.

Attorney Collins said the definitive subdivision plan will show a “no disturbance” limit of construction as required by the Natural Heritage and Endangered Species Program.

Member Barringer asked about the LID drainage system and how the drainage would be handled in the area of the cul de sac. Mr. Dillis said the road will be pitched toward the center of the cul de sac. Chairman Giger asked what the pitch of the road would be in this location. Mr. Dillis said 2% in the cross section.

Member Svarczkopf asked about drainage at the intersection of the subdivision road and Schoolhouse Road. Mr. Dillis said conventional drainage would be used at the intersection.

Chairman Giger asked about accommodations for school buses at the intersection because buses will not be going up the subdivision road.

Abutter Barbara Griffin expressed concerns about safety hazards on Schoolhouse Road. Abutter Matthew Novak asked if a traffic study would be done.

Attorney Collins said they reviewed the sight distance at the intersection and will submit a traffic analysis with the definitive plan.

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Member Svarczkopf said the volume of traffic would be low with only eight houses. Member Wilson agreed. Member Burke said the traffic analysis would be based upon trip generation at the AM and PM peaks and Level of Service (LOS) at the intersection. Attorney Collins reiterated that this information would be submitted with the definitive plan.

Abutter Bob Woodward asked about the wetlands on the other side of Schoolhouse Road. Mr. Dillis said the work at the intersection is within the 100 ft buffer of the wetlands and 200 ft Riverfront Area of Martins Pond Brook so the applicant will file a Notice of Intent with the Conservation Commission.

Barbara Griffin asked about impact on the Town's public well, whether the road would be public or private, and the number of school children. Attorney Collins said the road would be a town road and single-family homes do have impact on Town services. The public well would be protected by the open space to be conveyed to the Water Department.

Trail Committee Chairman Paul Funch asked about trail markers. Attorney Collins said they would be installed as required in the Subdivision Regulations. Mr. Funch asked if the trails on the open space would require the Water Department's approval. Attorney Collins said, "yes."

Chairman Giger asked that the Water Department and Trails committee come up with a written agreement on the use of the trails on the open space parcel. He requested sample deeds that alert homeowners that their property is located in Zone II of the public water supply well and that markers be installed showing the boundaries of the open space.

Member Burke expressed concern that the limit of clearing on the definitive plan would not be sufficient to protect specimen trees. He requested that the developer submit a plan showing the location of trees to be removed as required in the regulations. Attorney Collins and Mr. Dillis agreed to do so.

Chairman Giger summarized the outstanding issues: sample deeds with the Zone II reference, traffic analysis, fiscal impact statement, plan showing specimen trees and limit of disturbance, agreement on trails between the Water Department and Trails Committee.

The Board voted unanimously to continue the public hearing on September 26, 2013 at 8:00 PM.

ANR PLAN – FOX MEADOW REALTY, CARDINAL LANE

The Board considered the Approval Not Required plan submitted by Fox Meadow Realty Corporation for a lot line change on Cardinal Lane. Attorney Collins presented the plan. He said the minor change in the lot line is needed to bring the foundation into compliance with side line set back requirements. The developer constructed the foundation 20 ft closer to the street than shown on the plan because the topography in the rear of the lot is very challenging. Chairman Giger said if the lot line is not changed, the Building Commissioner must order the developer to demolish the foundation.

Member Burke said the Planning Board should have seen the proposed lot line change prior to the construction of the foundation rather than after the fact. Chairman Giger agreed and cautioned the applicant that he must come to the Board for such changes before construction.

The motion was made by Burke, seconded by Wilson, to endorse the plan entitled "Plan of Land for the Rocky Hill Subdivision in Groton, Mass. , Owner Applicant: Fox Meadow Realty Corp.," prepared by R. Wilson Associates, dated July 24, 2013. The motion passed unanimously.

PUBLIC HEARING – SPECIAL PERMIT/SITE PLAN REVIEW, PCM REALTY, 120 BOSTON ROAD

In accordance with the provisions of Chapter 40A, §§ 9 and 11, M. G. L., and Chapter 218 of the Code of the Town of Groton, §218-25 Site Plan Review, the Groton Planning Board held a public hearing to consider the site plan submitted by PCM Realty Trust to construct a proposed two-story medical office building, with 16,610 gross square feet, as shown on the plan entitled, "Site Plan - 120 Boston Road, Groton Massachusetts," prepared by Ducharme & Dillis Civil Design Group, dated August 15, 2013. The proposed project is located at 120 Boston Road, Assessors' Map 222 Parcel 15, on the southerly side of Boston Road.

Chairman Giger called the public hearing to order. Clerk Svarczkopf read the legal notice posted with the Town Clerk on August 20, 2013 and published in the *Groton Herald* on August 23 & 30, 2013. Applicants Peter and Andrea Myette, Attorney Robert Anctil, design engineer Stan Dillis, architect John Cocker, landscape architect Lorayne Black, and real estate broker John Amaral, abutter Dorothy Janes and her engineer Douglas Hartnett were present.

Chairman Giger read the public hearing ground rules posted in the meeting room. He noted for the record that Shane Grant is not an owner of the abutting property and not representing Dorothy Janes. He is in attendance as an interested town resident. The Board received a letter dated September 10, 2013 from Highpoint Engineering and a letter dated September 11, 2013 from abutter Dorothy Janes.

Attorney Anctil did a power point presentation describing the project including the concept plan approved at the 2013 Spring Town Meeting. Landscape architect Lorayne Black presented the landscape plan designed to create an attractive entrance to the medical office building. There will be a wide, green space along Route 119 with planting beds to prevent headlight glare. The snow storage area will be located in the rear, southwest corner of the site.

Member Burke asked if more plantings could be added on the southerly side of the property.

(Member Perkins arrived.)

Member Perkins asked if there are any invasive species in landscaping plan. Ms. Black said, "no."

Architect John Cocker of Mauge Associates presented the architectural elevations of the traditional, New England style building with clapboard exterior. A truss will be added to screen the equipment on the flat roof and to reduce the scale of the building.

Member Svarczkopf asked about signage. Mr. Amaral said the specifications will be submitted by the sign company. The sign will be in compliance with the Sign By-law. Town Planner Michelle Collette noted that approval of the sign is now part of Site Plan Review under the most recent revisions to the Sign By-Law.

Member Svarczkopf asked if there is a fieldstone foundation. Mr. Cocker said, "no," it is a retaining wall.

Member Perkins asked if there would be an increase in existing elevation from Boston Road. Mr. Dillis said the increase would be about two feet. He will submit a cross section for the Board's review.

Member Burke asked about the height of the retaining wall. Mr. Dillis said from 3 ft increasing to 7 ft near the wetlands.

Member Parent asked about lighting. Mr. Dillis said a lighting plan would be submitted prior to the next meeting.

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Member Parent asked about hours of operation. Mr. Amaral said the hours will be the same as the Emerson Medical Office Building and lighting will stay within the Town's guidelines.

Chairman Giger asked if the appendage on the east elevation of the building is where the fire sprinklers and electrical transformers would be located. Mr. Cocker said, "yes."

Member Wilson said the elevation on the easterly side of the building helps mitigate the scale of the building. The view from the northern façade makes the building look too big and bulky and is visible from the road. Mr. Cocker said they would look at modifying it.

Chairman Giger stated that the architectural plans are notional and are not the proposed landscape plan. Mr. Cocker said, "yes."

Mr. Dillis said they just received the Nitsch Engineering peer report dated September 12, 2013. He said he would meet with the Tim McGivern, the Board's engineer, prior to the next hearing. He said the existing catch basin in the parking lot would be upgraded before the stormwater is discharged to Cady Pond Brook. There is an overland swale to the wetlands that will direct runoff from conservation land on Skyfields Drive to the wetlands to correct an existing problem. A stormwater infiltration system will be installed under the parking lot.

Member Svarczkopf asked if the stormwater system in the rear of the parking lot is subsurface. Mr. Dillis said, "no," it is on the surface.

Chairman Giger asked if the drainage from the existing building to Cady Pond Brook is working today. Mr. Dillis said the runoff is silty, but the system works. The stormwater quality will be improved with the new drainage system and Operations and Maintenance plan.

Chairman Giger opened the hearing for public comments.

Engineer Douglas Hartnett of Highpoint Engineering presented his report dated September 10, 2013 on behalf of Dorothy Janes. Mr. Hartnett said the 1996 site plan approved by the Planning Board showed the Myette and Janes sites as interconnected. Ms. Janes' access easement rights are being encumbered by the proposed medical office site plan. A modification to the curb cut agreement should be redrafted. Mr. Hartnett noted the lack of traffic control, lack of loading areas and request for a waiver of the parking spaces to be problematic. Additionally, there is an issue with the existing shared sewage disposal system.

Chairman Giger replied that the shared sewage disposal system is not a Planning Board issue, but a matter for the Board of Health and Sewer Commission.

Mr. Hartnett continued that the existing utility pole, to be relocated, does not include provisions for utility service to the Janes property. There is also a lack of information on the shared water main. A capacity analysis from the Groton Water Department is needed. He said the drainage system may result in an increase in runoff that will flood the Janes property as a result of the proposed development. The stormwater management system may not meet the redevelopment requirements with the proposed increase in impervious surface. He said the proposed landscaping could be improved to screen the building. He concluded that the proposed medical facility cannot be constructed until the shared sewage disposal system issues are resolved.

Member Barringer asked if the Janes' access/utility easement is based upon a metes and bounds plan. Mr. Dillis said the easement is recorded as shown on a metes and bounds plan.

Chairman Giger summarized the outstanding issues to be presented at the continuation of the public hearing including landscape at the rear of the building, signage, cross-sections of grades, rear elevation design, lighting, sidewalk along Boston Road, access easement issues, utility service to the Janes property, water supply issues, curbing on Route 119, loading areas, parking demands, runoff and flooding of abutting property, and details on the retaining wall on the east side of the site.

Mr. Dillis asked if Ms. Janes would agree to allow work on her site to resolve some of the issues. Ms. Janes asked for copies of information from the Board's files. The Board said copies are available as part of the public record.

The Board voted unanimously to continue the public hearing on October 10, 2013 at 7:30 PM.

ANR PLAN – ALCOTT, ANTHONY DRIVE

The Board considered the Approval Not Required plan submitted by Ron Alcott to re-endorse a 2006 plan creating a new 80,000 SF lot on Anthony Drive. The previous 2006 plan was misplaced and never recorded at the Registry of Deeds.

The motion was made by Barringer, seconded by Wilson, to endorse as Approval Not Required the plan entitled, "Plan of Land in Groton, Massachusetts, prepared for Ronald Alcott," prepared by Ducharme & Dillis, dated August 15, 2013. The motion passed unanimously.

SITE PLAN REVIEW – DPW SALT SHED, COW POND BROOK ROAD

The Board considered the site plan submitted by the DPW Director Tom Delaney to install a new salt shed at the DPW facility on Cow Pond Brook Road.

Member Svarczkopf asked if any new lighting would be installed. Mr. Delaney said, "no."

The motion was made by Barringer, seconded by Burke, to approve the Level I site plan for the DPW salt shed as described in the application submitted on August 30, 2013 and shown on the plans dated April 26, 2013. The motion passed unanimously.

PARK COMMISSION – CUTLER FIELD

The Board met with Park Commissioners Jon Strauss and Laurie Smigelski to discuss improvements to the parking lot at Cutler Field off Townsend Road. Mr. Strauss said the field is in demand for soccer and lacrosse and the existing parking is problematic. The Park Commission would like to remove trees and other vegetation to create additional parking.

The Board said the applicant should discuss emergency vehicle access with the Fire Chief and should flag the trees to be removed. The site plan must be drawn to scale and show all the information required in Section 218-25 Site Plan Review.

The motion was made by Barringer, seconded by Wilson to waive the Level II and require site plan review provided there is notice to abutters. The motion passed unanimously.

BOYNTON MEADOWS PLAN CHANGE

The Board reviewed revised architectural elevations for Building G at Boynton Meadows. The Historic Districts Commission approved the proposed changes to the plan.

The motion was made by Burke, seconded by Parent, to approve the changes as shown on the plans entitled, "Boynton Meadows Building G," prepared by Mauge Associates, dated September 3, 2013, and determined that a modification of the Special permit is not required. The motion passed unanimously.

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The Planning Board determined that any future changes to architectural or site plans must be submitted for the Board's review and determination on whether a modification of the special permit is required.

ACADEMY HILL BOX CULVERT

The motion was made by Burke, seconded by Barringer, to send a letter to Academy Hill, LLC reminding the developer that the remediation of the box culvert at Cherry Tree Lane must be completed by the October 1, 2013 deadline. The motion passed unanimously.

MEETING ROOM PROJECTOR

The motion was made by Burke, seconded by Barringer, to reiterate the Board's request to the Town Manager that a projector be installed in the second floor meeting room for the benefit of the public. The motion passed unanimously.

Meeting adjourned at 10:30 PM

Respectfully submitted,

Michelle Collette
Land Use Director/Town Planner