

**PLANNING BOARD
FEBRUARY 20, 2014
MINUTES**

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

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

Members absent: Perkins and Svarczkopf

SARGISSON BEACH COMMITTEE REQUEST

(Note: Chairman Giger is a member of the Sargisson Beach Committee.)

Sargisson Beach Committee (SBC) Member Cheney Harper met with the Board to request a letter of support to the Community Preservation Committee (CPC) to fund a stormwater improvement project at Sargisson Beach. She presented Power Point slides described the existing problems and proposed solutions to restore the shoreline and control erosion. Most of the erosion occurs during the high water season from April to October. Stormwater runoff flows from the cart path to the beach area.

SBC Member John Giger said the Boy Scouts recently installed water bars in the area to control erosion, but more extensive work is needed. Bob Pine of Pine and Swallow Associates donated his services and prepared a plan for stormwater management at the area. The cost of implementation is \$170,500, which may be divided into three phases.

Member Barringer asked if the CPC would fund the entire project. Member Cheney said, "yes." The line item in the FY 2015 budget is for lifeguards and normal maintenance.

Member Burke suggested that the Committee define the three phases for the CPC and explain how each phase can stand alone.

The motion was made by Barringer, seconded by Parent, to send a letter of support to the CPC for the restoration of Sargisson Beach project. The motion passed with Barringer, Burke, Parent, and Wilson in favor; Giger abstaining. Member Burke said he voted on the concept of the restoration plan without prejudice as a member of the CPC.

PUBLIC HEARING CONTINUATION – HOUSING PRODUCTION PLAN

The Board held the continuation of the public hearing on the Housing Production Plan. The Board reviewed the revisions to the text and the memorandum dated February 6, 2014 from Housing Coordinator Fran Stanley regarding accessibility design issues and market needs.

The Board voted unanimously to close the public hearing.

The motion was made by Burke, seconded by Parent, to adopt the Housing Production Plan and to recommend that the Board of Selectmen submit the plan to the DHCD for approval. The motion passed unanimously.

PRE-SUBMISSION REVIEW – NESSP TEMPLE, BOSTON ROAD

The Board met with representatives of the proposed New England Shirdi Sai Parivaar (NESSP) Temple on Boston Road. Design Engineer Ian Rubin of Markey and Rubin, Architect BD Nayak, and Attorney Ben Tymann were present.

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Chairman Giger reviewed the ground rules for pre-submission review.

Mr. Rubin described the site, presently owned by MattBob Realty, located at the Groton Littleton town line. A temple, an auditorium, and a four-unit living quarters for priests will be constructed. The parking lots will be pervious pavement with detention ponds and other LID techniques. A large vernal pool and bordering vegetated wetlands are on the site. Most of the work will be outside the buffer zone. Mr. Rubin said they would be submitting plans on Monday, February 24, 2014.

Member Barringer reminded everyone that this is not a public hearing to discuss details of the project but a pre-submission review to answer questions from the applicant about the process.

Architect BD Nayak described the architectural elevations and floor plans. He submitted photographs for the record. Half of the space in the temple will be occupied and the other half will be part of the steeple.

Attorney Tymann said he represents the NESSP and detailed the Dover Amendment and exemption in MGL Chapter 40A, section 3. Member Burke said the Board is very familiar with the Dover Amendment because the two private schools in Groton are exempt. The project is still subject to dimensional and parking requirements. Attorney Tymann said the Board cannot unreasonably impede the proposed religious use.

Chairman Giger noted that the Board has a very cooperative relationship with both Groton School and Lawrence Academy. The Board understands the limits of its jurisdiction under Chapter 40A, section 3.

Member Burke expressed concern about the height of the temple and requested that the applicant meet with the Building Commissioner/Zoning Enforcement Officer to discuss the project.

Mr. Rubin thanked the Board for its time.

PROPOSED BUSINESS ZONING AMENDMENTS

The Board continued its review of the proposed revisions to the Schedule of Use Regulations and deliberated whether to go forward at the 2014 Spring Town Meeting or to wait until the Fall Town Meeting. Members agreed that the meeting with landowners on February 6, 2014 went very well. Most members thought the Board should wait until the Fall Town Meeting to do more public education and outreach including a meeting with the Groton Board of Trade on March 19, 2014.

The Board reviewed the maps and agreed that the area at the intersection of Main Street and Champney Street, the automotive facility on Elm Street, and the Gibbet Hill Grille should all be Neighborhood Business (NB) rather than Village Center Business (VCB). The Board also agreed to allow restaurants by special permit in the Residential Business (RB) District to address David Gilson's concern about the Herbal Lyceum on Main Street.

Meeting adjourned at 9:30 PM

Respectfully submitted,

Michelle Collette
Land Use Director/Town Planner