

**PLANNING BOARD
APRIL 3, 2014
MINUTES**

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

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

Member absent: Barringer and Wilson

PUBLIC HEARING – CHAMBERLAINS MILL SUBDIVISION

The Board held the continuation of the public hearing to consider the Chamberlains Mill definitive subdivision plan. Applicant Robert Kiley, Attorney Robert Collins, and design engineer Stan Dillis were present.

Attorney Collins submitted a letter dated April 3, 2014 with a municipal impact evaluation and a letter dated April 3, 2014 requesting waivers of the Subdivision Regulations.

Attorney Collins said the municipal impact does not change whether the nine-lot subdivision is conventional or flexible because there is no change in the number of school children or municipal services. The road is shorter with the flexible plan so there is less road maintenance. The gift of land to the Groton Water Department for a potential well site is a financial benefit to the Town.

Attorney Collins reviewed his list of waiver requests. The Board discussed the issue of grade changes and earth removal is a Zone II of the Water Resources Protection District. Town Planner Michelle Collette said the prohibition on earth removal in Zone II applies to earth removal as a principal use, not the earth removal related to constructing of the subdivision road and drainage system.

The Board also discussed the waiver for the proposed Stormtech subsurface infiltration area. Mr. Dillis submitted a plan demonstrating that the Stormtech system would require 2000 SF of clearing while the conventional drainage system would require 7200 SF of clearing with more disturbance within 100 ft of wetlands.

Member Perkins asked how much maintenance would be required. Attorney Collins said the Homeowners Association's responsibility to maintain the drainage system will be referenced in the deeds to the lots. If the Homeowners Association fails to maintain the system, the DPW has the right to enter the property to do the repairs and send an invoice to the lot owners.

Member Perkins asked why the Board would consider waiving the requirement for street trees. Mr. Dillis said because the existing, mature trees will be saved. Member Perkins asked. "Why should it be one way or the other?"

Mr. Kiley said he would like to have discretion on where the street trees are placed. Attorney Collins said they would work out the details with the DPW Director/Tree Warden. The Board

agreed, as long as the number of trees planted is the same as the number required in the Subdivision Regulations, i.e. every thirty feet on both sides of the road.

Member Svarczkopf asked if the 5057 cubic yards of earth material would be moved around on the site or removed from the site. Mr. Dillis said it is the amount of "cut" that will either be used on site or removed. They are trying to maintain natural grades to the extent possible.

Town Planner Michelle Collette called the Board's attention to the "temporary construction entrance" off Lowell Road shown on Sheet #14. She noted that the entrance is on land to be deeded to the Water Department as open space and should not be used as a construction staging area. It is also beyond the "limit of disturbance" as shown on the plan. Attorney Collins said the applicant agreed not to use this entrance to the site.

Chairman Giger said during the special permit hearings, the applicant argued convincingly that he could not use Lowell Road to access to the site. Mr. Kiley said they want to construct the subdivision road from the cul de sac to Schoolhouse Road to minimize disturbance in the 100 ft wetlands buffer zone.

The Board and the applicant agreed that the "temporary construction entrance" would not be used as shown on the plan, but the driveway to the existing house on Lowell Road could be used as access for initial construction at the site.

The Board voted unanimously to close the public hearing. The Board voted unanimously to extend the deadline to act on the definitive plan to April 30, 2014 as requested by the applicant.

ANR PLAN

The Board considered the Approval Not Required (ANR) plan submitted by Dabin Realty Trust to create four new lots on Cow Pond Brook Road. All lots have the required frontage and area. The motion was made by Parent, seconded by Perkins, to endorse as Approval Not Required the plan entitled, "Plan of Land in Groton, Massachusetts, Owner: Dabin Realty Trust," prepared by Ducharme & Dillis Civil Design Group, dated January 20, 2014. Motion passed unanimously.

SITE PLAN REVIEW – NESSP TEMPLE, BOSTON ROAD

The Board continued its review of the site plan submitted by the New England Shirdi Sai Parivaar (NESSP) for construction of a temple on land off Boston Road. Applicant Mahender Singh of NESSP, landowner Matt Field, contractor Michael Vaccaro, architect BD Nayak, design engineer Ian Rubin, and the Board's consulting engineer Tim McGivern of Nitsch Engineering were present.

Chairman Giger said the Board would like to review all the open items in the Nitsch Engineering report dated April 1, 2014.

Mr. Rubin responded to the items in Nitsch report. He said there is no reason for pedestrian access to Route 119 because people will drive to the site. He said they would add a bicycle rack, if required by the Planning Board.

Mr. Singh said the services are held in the evening so it is unlikely that people would walk or ride a bicycle to the site. Chairman Giger said the bicycle rack may be convenient for priests or other staff members who use the site during the day. Mr. Rubin said Groton School and other institutional facilities with children do not have sidewalks to the main road.

Member Svarczkopf said the Master Plan encourages more pedestrian use. The sidewalk may accommodate future uses on Route 119. Member Burke said the site is subject to the religious/education exemption so the Board may ask the applicant to come back in the future if there are changes to Route 119.

Chairman Giger asked about water service to the site. Mr. Rubin said the applicant is still working on this issue, but Town water will be provided for both potable water and fire suppression. The Board must receive comments from the Fire Chief on fire truck access on the site.

Chairman Giger asked about cut and fill. Mr. Rubin said the net fill on the site will be 5222 cubic yards. Mr. McGivern said there is a proposed cut of 36,000 cubic yards and proposed fill of 41,500 cubic yards.

Chairman Giger said a permit from the Board of Selectmen is required to remove excess material from the site and a permit from the Fire Chief is required for blasting.

Mr. Rubin said the plan complies with the open space requirements because only 34.4% of the site will be developed.

Mr. Rubin and the Board discussed the requirement for more trees in the parking area. Mr. Rubin said the remainder of the site is wooded so they are requesting a waiver. Board members said they would like more trees in the parking lot to break up the asphalt and provide shade.

Mr. Rubin said the sidewalk detail and location of the dumpster will be added to the plan.

Mr. Rubin said there is no need for a stop sign at the internal intersection of the loop road because there is only traffic once a week. He said the plan has accessible parking at the auditorium and both pathways are accessible. Member Perkins asked if there will be elevators to the second floor. Architect BD Nayak said, "yes," there is wheelchair access to the building. The applicant will apply to the Architectural Access Board for a waiver for the access to the

front door because the front steps are part of the character of the building. He said all ADA and AAB issues will be addressed.

Mr. Rubin asked the Board for a list of outstanding issues. Chairman Giger said the following issues should be addressed:

- Extension of Town water to the site (both potable and fire suppression)
- Traffic study to be submitted by the applicant
- Sight distances on Route 119
- Lighting and the hours of operation
- Dumpster location and screening

Mr. Rubin said the sight distance is more than 500 ft in both directions on Route 119. In addition, approval of MassDOT is required for the curb cut.

Mr. Rubin submitted a schedule showing all rooms in the building with full occupancy and proposed uses. The maximum number of occupants is 500. Therefore 167 parking spaces are required. One parking space is required for three occupants (see Section 218-23C). He stated that the auditorium will not be used when there are services in the temple.

Chairman Giger said the applicant must submit a written request for a waiver of the number of required parking spaces.

Mr. Rubin said the photometric plan shows "0" at the property lines as required in the regulations. Member Burke asked if any lights would remain on during the night. Mr. Rubin said, no."

Member Burke asked about the traffic study. Mr. Rubin said they are still waiting for responses from traffic engineers. Town Planner Michelle Collette said TEPP did the traffic study for the previous housing development plan at this site.

The Board voted unanimously to continue its review of the site plan on April 17, 2014 at 8:30 PM.

Meeting adjourned 10 PM

Respectfully submitted,

Michelle Collette
Land Use Director/Town Planner