

**PLANNING BOARD
JULY 24, 2014
MINUTES**

Chairman Barringer called the meeting to order at 7:30 PM at the Town Hall

Members present: Barringer, Burke, Giger, Svarczkopf, and Vega

Member absent: Perkins and Wilson

PUBLIC HEARING – SPECIAL PERMIT, T-MOBILE ON BLOOD PROPERTY

In accordance with the provisions of Chapter 40A, Sections 9 and 11, the Groton Planning Board held a public hearing to consider the application submitted by Global Signal Acquisitions and T-Mobile for a Special Permit to replace six (6) antennas at the height of 111 ft on the existing 120-ft monopole style telecommunication tower and to add required ground equipment on land owned by Elliot and Doris Blood, as shown on the plan entitled, “T-Mobile Northeast LLC, Site Name: BS338 Global/Blood Farm TWR, Site No: 4BS1338B,” prepared by Tectonic, dated April 22, 2014. The special permit is subject to the provisions of Code of the Town of Groton Section 218-25.1 Personal Wireless Services Facility. The existing tower is located at 94 West Main Street, Assessors Map 106, Parcel 15, on the southerly side of West Main Street.

The Board received a written request from Daniel Klasnick, attorney for T-Mobile, withdrawing the application. The Board voted unanimously to accept the application withdrawal without prejudice.

MAIN STREET PARKING

The Board reviewed an outline of talking points, prepared by Chairman Barringer, for the presentation on Main Street parking with the Board of Selectmen on July 28, 2014. Chairman Barringer said he wants to stress the need from balancing commercial and residential needs and parking and pedestrian access. The most recent Master Plan, adopted in 2012, includes recommendations on parking and pedestrian issues. MassDOT regulations require a “no parking” setback of 20 ft at each curb cut and crosswalk. The Board will ask the Selectmen to establish the required setbacks at crosswalks and intersections with side streets. Chairman Barringer said the DPW Director, Police Chief, and representatives from the Commission on Accessibility and Historic Districts Commission will attend.

Member Burke said the Board should emphasize pedestrian issues and the use of bump outs as well and creating a municipal parking lot behind Prescott School. Additionally, the Board is working on revisions to the off-street parking regulations.

MINUTES

The Board voted to approve the minutes of May 15, 2014; June 12, 2014; June 26, 2014; and July 10, 2014.

PUBLIC HEARING – SITE PLAN REVIEW, MOBIL STATION, 6 BOSTON ROAD

In accordance with the provisions of Chapter 40A, §§ 9 and 11, M. G. L., the Groton Planning Board will hold a public hearing to consider the application submitted by the Alliance Retail/Global Montello Group for a special permit under the provisions of Section 218-25 Site Plan Review to replace the structure and rehabilitate the site of the Groton Mobil Station for a filling station and associated retail

store as shown on the plan entitled, "Proposed Site Improvement Plans Prepared for Global Montello Group Corp.," prepared by MHF Design Consultants, dated June 6, 2014. The proposed project is located at 6 Boston Road, on land owned by the Alliance Retail, LLC, shown as Assessors' Map 115, Parcel 40, on the westerly side of Boston Road.

Chairman Barringer called the public hearing to order. Clerk Vega read the public hearing notice posted with the Town Clerk on June 27, 2014 and published in the July 4 and 11, 2014 issues of the *Groton Landmark*. Attorney Robert Collins, David Jordan of Alliance Retail/Global Montello, design engineering Huseyin Sevincgill and several abutters were present.

Attorney Collins presented the site plan for the renovations to the existing gasoline service station located at 6 Boston Road. The non-conforming building, constructed 60 years ago, has common design of the 1940's and 1950's. The existing canopy was added some time in the 1970's. The 62,000 SF site contains wetlands in the rear of the property. The Zoning Board of Appeals granted a special permit to alter the non-conforming structure and expand the non-conforming use. The property is zoned Residential-Agricultural.

Attorney Collins described the changes to the existing 1685 SF concrete building which will be reduced in size to 1425 SF. Attorney Collins presented architectural elevation of the new, Cape-style building. He said the site plan incorporates drainage and landscaped areas and delineates the entrance and exit on the site. There will be a total of eight (8) parking spaces including one universally accessible space. The dumpster will be enclosed. The lights will be on posts, on the building, and on the canopy. A photometric diagram is included in the plan. The existing fence will be replaced. The site will be regraded so runoff will flow into a raingarden. The existing impervious surface is 11,030 SF and the proposed impervious surface is 10,145 SF. The property owner would like to improve the site streetscape, reduce environmental impact, and improve traffic flow.

Chairman Barringer read the comments from the Sewer Commission. Attorney Collins said the applicant will connect to the municipal sewer system.

Member Svarczkopf asked if the existing canopy would be changed. Attorney Collins said the applicant discussed the canopy at the ZBA public hearing. The existing trapezoidal canopy will be painted or replaced in kind.

Member Vega asked if landscaping would be added in the area of the existing fence. Attorney Collins said there are three parking spaces near the fence now. This area could be green-banked for the future if the Board would grant a waiver to allow five rather than eight parking spaces.

Member Giger asked Attorney Collins to look at other options to improve the site and to use screening that is consistent with the Town Center.

Member Giger asked what the applicant proposes to do with the canopy. He asked whether food would be served at the site. Attorney Collins said only dairy, soda, candy and convenience items.

Member Giger asked about restrooms. Attorney Collins said the restrooms would be inside the building and would be ADA-compliant.

Member Burke asked if the construction would be wood over concrete. Attorney Collins said, "yes." Member Burke said the building footprint would be reduced by 200 SF, but the existing garage area is

currently unused. Attorney Collins said the garage is used for storage now. Member Burke said the usable part of the building is being expanded for retail use. Attorney Collins said, "correct."

Member Burke said a sidewalk is needed along Boston Road from Old Ayer Road to CVS and the Post Office. He asked if the applicant would construct a sidewalk on their property as part of the project. He said more defined curb cuts and a sidewalk are needed. He also requested that the applicant look into reconfiguring the canopy.

Chairman Barringer asked if the station will sell both gasoline and diesel. Attorney Collins said there are three tanks there now and the pumps will be replaced in kind.

Mr. Sevincgill said there are three tanks: one 12,000 gallon tank for regular gasoline, one 8,000 gallon tank for premium, and one 4000 gallon tank for diesel.

Chairman Barringer asked about traffic control. Mr. Sevincgill said they would paint arrows on the pavement showing entrances and exits. Chairman Barringer said the applicant must improve traffic flow at the site. Mr. Sevincgill said they must consider fuel tank deliveries as part of traffic flow.

Chairman Barringer asked about the snow storage area near Route 119. Attorney Collins said there are two areas on the plan – one near the building and one near Route 119. They can eliminate the snow storage area near Route 119 if the Board wishes.

Chairman Barringer asked about runoff patterns now. Attorney Collins said runoff flows toward the wetlands in the rear of the site. In the future, runoff will flow toward the rain garden near Route 119.

Member Burke asked where the propane tank filling will occur. Attorney Collins said the tanks will be near the fence where they are today.

Member Giger asked if the fuel delivery truck backs up near the propane tanks. Attorney Collins said they would look at that issue. He said there is no compelling reason for the tanks to be there.

Chairman Barringer said the detail sheet shows a fine of \$300 for parking in the accessible space. The Board asked the Town Planner to verify if this is correct.

Chairman Barringer said an enclosure for trash is better than a chain-linked fence. The photometric should show less than 1 ft candle at the boundaries of the site. The cut sheets for the lights should include cut offs to prevent glare. There should be no wall packs. Additionally, there is a scrivener's error on the North arrow.

Chairman Barringer asked if the air handler would be in the attic. Attorney Collins said he would check. The condenser may be outside. The roof area is not visible from the street.

Member Giger asked about noise from the compressor as well. Attorney Collins said noise should not be audible to abutters. He used the Town Hall compressors as an example. The Board noted that the Town Hall system is quite loud.

Abutter Michael Weinberg said he attended all the hearings with the ZBA and has no objection to the proposed plan.

Abutter Tony Hawgood said the property is an eyesore now. The fence needs repair. He asked about the height of the fence. Attorney Collins said the fence would be 6 ft and the applicant would look into providing landscaping in that area. Abutter Susan Daly said they would be amenable to that.

Mr. Hawgood asked about the height of the canopy. Attorney Collins said it would be the same as what is there now. Member Giger noted that the fire suppression system is in the canopy. Mr. Hawgood and Ms. Daly said, as firefighters, they understood the function of the canopy.

Ms. Daly said she appreciates the Board addressing the noise concerns. Attorney Collins said more information would be provided.

Ms. Daly asked about traffic patterns and whether the bank of mailboxes at the corner could be moved. Attorney Collins said they would look into it.

Abutter George Bishop said the existing lights on the west side of the building shines onto their house now. Attorney Collins said the light fixture would be removed.

Member Vega asked if the area of the two columns at the end of the building is ADA compliant. Attorney Collins said it meets grade requirements. Town Planner Michelle Collette said the Building Commissioner will require that the site and building conform to all Architectural Access Board Regulations.

Town Planner Michelle Collette asked the Board about peer review for civil and traffic engineering issues. After some deliberation, the Board decided to ask Nitsch Engineer to review civil and traffic flow issues.

Member Burke stressed the need to review pedestrian access as well. Mr. Bishop added that sidewalks to CVS would be wonderful. He said the area on Boston Road with the guardrail and wetlands is difficult for pedestrians.

The Board said extending the sidewalk from the Town Center to CVS and the Post Office is a goal of the master plan and requested that the applicant consider adding a sidewalk to the site plan.

The Board voted unanimously to continue the public hearing on September 4, 2014 at 7:30 PM.

Meeting adjourned at 9:00 PM

Respectfully submitted,

Michelle Collette
Land Use Director/Town Planner