

**PLANNING BOARD
OCTOBER 16, 2014
MINUTES**

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

Members present: Barringer, Burke, Giger, Perkins, Vega, and Wilson

Member absent: Svarczkopf

PRE-SUBMISSION REVIEW – PRESCOTT SCHOOL RENOVATIONS, 145 MAIN STREET

Member Giger read a disclosure statement, to be filed with the Town Clerk under the provisions of GL Chapter 268A, § 23(b)(3), stating that he is an elected member of the Groton Dunstable Regional School District (GDRSD). The GDRSD presently leases the Prescott School from the Town of Groton and may continue to lease space from Greg Yanchenko if he purchases the building from the Town. Mr. Yanchenko said he had no objections to Member Giger participating in the discussion.

Mr. Yanchenko thanked the Planning Board for giving him the opportunity to present his plans to utilize the Prescott School property. The sale of the property by the Town to Mr. Yanchenko and adding the property to the Town Center Overlay District (TCOD) will be considered at the Fall Town Meeting on October 20, 2014. He said he is a resident of Groton with two businesses and would like to expand his offices. The Prescott School is on the National Register of Historic Places so there will be no exterior changes to the building. New windows will be installed in the rear of the building, subject to the approval of the Historic Districts Commission. Parking will be located in the playing field behind the building. A new 60-space parking lot will be constructed and leased to the Town for municipal parking. There are 54 existing parking spaces so the total will be 114 with the new parking lot. He asked the Board if he could count the 60 spaces in his required parking for the use of the building. He said he would like to work with the Town to meet everyone's needs.

Member Wilson said the parking lot will be a benefit for the Town. He asked if there would be a connection to Station Avenue. Mr. Yanchenko said he is receptive to providing such a connection, but it would require crossing a wetland. Member Wilson said there is private property between the school site and Station Avenue.

Member Giger asked how many parking spaces would be required for the proposed business use. Mr. Yanchenko said he is planning to construct four office suites with 800-1200 square feet each. Section 218-23 requires one space per 180 square feet floor area so approximately 27 spaces would be required. The gross floor area of the entire building is 27,000 square feet which would require 150 spaces. Member Giger said he would like to see the 114 parking spaces available to meet the needs of the building.

Member Burke suggested that Mr. Yanchenko request a waiver of the required number of parking spaces. The Planning Board is eager to promote shared parking in the Town Center

because shared parking is encouraged in the TCOD. Use of the parking lot can be shared during off-peak hours.

Member Burke said he agreed with connecting the site to Station Avenue. Selectman Anna Eliot said such a connection requires approval by the Conservation Commission.

Member Giger said some negotiations would be required for the overlap of parking and lease to the Town. Mr. Yanchenko said it is really up to him and his tenants to manage the parking issues. He said he would work out the details before the site plan is submitted to the Planning Board for review.

Mr. Yanchenko thanked the Board for its time. Chairman Barringer reminded everyone that the pre-submission review process is advisory only.

PLANNING BOARD REPORTS TO TOWN MEETING

Planning Board members will do the following reports at Town Meeting:

- Article 12 – Add Prescott School to the TCOD – George Barringer
- Articles 19 & 20 – Business Zoning – George Barringer & John Giger
- Article 21 – Essential Public Services – Russ Burke

The Board discussed the concerns expressed by the Groton Electric Light Department, Water Department, Sewer Department, and West Groton Water Supply District (WGWSD) about requiring special permits for local utilities such as water, sewer and electric. The Board held a public hearing and voted (with five in favor; two opposed) at its meeting on October 2, 2014 to recommend adoption of the amendment at Town Meeting.

Chairman Barringer said someone voting on the prevailing side could make a motion to reconsider the Board's recommendation to Town Meeting.

Member Burke said he did not understand the utility departments' objections. Sewer pumping stations have generators that create noise that may impact abutters. Chairman Barringer said pumping stations would require Site Plan Review by the Planning Board for applications submitted either by the utility or the project developer.

Member Burke said he would not object to changing the "PB" to "Y" in the Public Use District. The proposed amendment regulates transmission, not distribution. The Board told concerned residents that it would bring the amendment forward to Town Meeting.

Member Giger noted that the Planning Board did not discuss the proposed amendment with the utility departments prior to advertising the proposed amendment with the Town Clerk.

The motion was made by Perkins to reconsider the Planning Board's vote at the October 2, 2014 meeting on Essential Public Services based upon new information including objections

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submitted by the GELD, Water and Sewer Departments, and the WGWSD. The motion passed unanimously.

The motion was made by Burke, seconded by Perkins, to change the "PB" to a "Y" in the Public Use District in the proposed zoning amendment on Essential Public Services. The motion passed unanimously.

The motion was made by Barringer, seconded by Vega, to recommend adoption by Town Meeting of the proposed zoning amendment as revised. The motion passed with Burke, Perkins, Vega, and Wilson in favor; Barringer and Giger opposed.

Meeting adjourned 9:00 PM

Respectfully submitted,

Michelle Collette
Land Use Director/Town Planner