

**PLANNING BOARD  
DECEMBER 4, 2014  
MINUTES**

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

Members present: Perkins, Giger, Vega, and Wilson

Members absent: Barringer, Burke, and Svarczkopf

**ANR PLAN – MONARCH PATH**

The Board considered the Approval Not Required (ANR) plan submitted by Ebrahim Masalehdan to change a lot line between two lots on Monarch Path. Mr. Masalehdan explained that the propane tank did not meet the 25 ft setback required by the Fire Chief. He still owns both lots.

The motion was made by Wilson, seconded by Giger, to endorse the plan entitled, “Lot Line Adjustment Plan, Monarch Path, Groton, Massachusetts,” prepared by TFM, dated October 7, 2014. The motion passed unanimously.

**SITE PLAN ENDORSEMENT – NESSP TEMPLE, 1003 BOSTON ROAD**

The motion was made by Wilson, seconded by Giger, to endorse the site plan entitled, “Site Plan Review, New England Shirdi Sai Parivaar (NESSP) Temple, prepared by Ian and Rubin, dated May 21, 2014, with revisions through November 21, 2014. . The motion passed unanimously.

**CHAMBERLAINS MILL SURETY & LOT RELEASE**

The motion was made by Giger, seconded by Wilson, to accept the surety in the amount of \$170,010.99, deposited in a passbook savings account with the Town Treasurer, for the Chamberlains Mill subdivision, and to release Lots 1 – 9 shown on the Chamberlains Mill subdivision plan. . The motion passed unanimously.

**ROCKY HILL SURETY REDUCTION**

The Board received the report dated November 20, 2014 from Nitsch Engineering with the cost-to-complete estimates for the Rocky Hill subdivision. The motion was made by Vega, seconded by Wilson, to reduce the surety hold for the Rocky Hill subdivision as follows:

Robin Hill Road	(Station 0+00 to 3+75)	0.00
Robin Hill Road	(Station 3+75 TO 20+50)	\$153,635.17
Robin Hill Road	(Station 20+50 to 30+50)	\$212,589.50
Quail Ridge Road	(Station 0+00 to 8+30.34)	0.00
Cardinal Lane	(Station 0+00 to 6+71)	\$62,846.06
Mockingbird Hill	(Station 0+30 to 15+75)	\$388,152.58
<b>TOTAL:</b>		<b>\$817,223.31</b>

The motion passed unanimously.

**CPC APPLICATION FOR COMMISSION ON ACCESSIBILITY**

ADA Coordinator Michelle Collette explained the Commission on Accessibility's plan to submit an application to the Community Preservation Committee for funds to prepare a self-evaluation/transition plan for the Town's parks, playgrounds and selected open space parcels. The application is being prepared in conjunction with the Park Commission and Conservation Commission.

The motion was made by Wilson, seconded by Vega, to write a letter of support for the CPC application to be submitted by the Commission on Accessibility. The motion passed unanimously.

**STORMWATER REGULATIONS**

Land Use Director Michelle Collette reported that the Earth Removal Stormwater Advisory Committee is working with Tim McGovern of Nitsch Engineering to update the Stormwater Regulations adopted pursuant to Chapter 198 Stormwater Management/Low Impact Development and Chapter 352 Earth Removal Stormwater Advisory Committee. The Committee would like to eliminate inconsistencies with the Stormwater Regulations, the Subdivision Regulations, the Site Plan Review Regulations, and the Conservation Commission Regulations. She said the Committee welcomes the Planning Board's participation in the process.

**MINUTES**

The Board voted unanimously to approve the minutes of November 20, 2014.

Meeting adjourned 8:15 PM

Respectfully submitted,

Michelle Collette  
Land Use Director/Town Planner