

**PLANNING BOARD
JANUARY 8, 2015
MINUTES**

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

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

Member absent: Vega

AMANDAS WAY

The Board met with Jeff and Gwen Wallens who submitted a letter dated January 8, 2015 summarizing their concerns, as abutters, to the Amandas Way subdivision. Mr. Wallens said he was a member of the Groton Housing Partnership and Groton Housing Authority for five years and supports affordable housing. His letter summarized his issues regarding the recent sale of the affordable house located 960 Lowell Road. Land Use director/Town Planner Michelle Collette said the Groton Housing Authority is the Town's monitor and lottery agent for the affordable house. She suggested that Mr. and Mrs. Wallens speak with the Town's Housing Coordinator Fran Stanley about their concerns.

Mr. Wallens stated that the developer should have installed a fence along the Wallens/960 Lowell Road property line as part of the special permit and definitive plan approval in 2005. He said the fence was never installed. He also stated that Town water should have been extended to his property as part of the development. He said he sent a certified letter in 2010 asking the developer to install the fence. He said he understands that the Board has released the performance bond and asked what could be done now.

Chairman Barringer said the Board is just receiving the letter this evening. He asked whether the fence is shown along the Wallens property line on the definitive plan and referenced in the conditions of approval.

The motion was made by Burke, seconded by Wilson, to ask the Building Commissioner to investigate the Wallens' complaint and to enforce the conditions of the special permit and definitive plan. The motion passed unanimously.

LETTER OF SUPPORT TO CPC FOR HOUSING COORDINATOR

The motion was made by Perkins, seconded by Wilson, to write a letter of support to the Community Preservation Committee supporting the application to fund the 25-hour per week Housing Coordinator position. The motion passed unanimously.

TOWN CENTER PARKING

Chairman Barringer reported that he received an email, forwarded from the Town Manager, from Natural Market owner Joan Reardon expressing her frustration about the lack of parking on Main Street. Chairman Barringer said he visited Ms. Reardon at her store and appreciates her concerns, especially when people park in front of her store all day long making it difficult for deliveries and customers.

Chairman Barringer said the Board of Selectmen is working to provide additional parking in the Town Center at the Prescott School and on Station Avenue. The Selectmen are also working with the Bank of America and Citizens Bank to create a shared parking lot that would be available for public parking.

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Member Burke said parking at Prescott School is in a critical location and should be open for municipal parking. He suggested that the Board undertake an inventory of downtown parking in the spring. He said the Board should consider creating a parking management district with fees.

Member Giger said even if the Town had the funds in place, the issue of how to spend the funds to provide parking would have to be worked out with the Selectmen and the Historic Districts Commission. He said he is not sure the Board would have the support to create a parking district. Member Svarczkopf said he shared these concerns because it is difficult to create on-street parking without signs and lines delineating the parking spaces.

ZONING AMENDMENTS FOR SPRING TOWN MEETING

The Board discussed which zoning amendments to propose at the Spring Town Meeting. The Board will go forward with Site Plan Review and construction trailers as an accessory use rather than requiring a special permit from the Zoning Board of Appeals. The Board will wait until the Fall Town Meeting to present amendments to parking and alteration/expansion of non-conforming uses and structures.

MINUTES

The Board voted to approve the minutes of December 4, 2014; December 11, 2014; and December 18, 2014 (as amended).

EXECUTIVE SESSION

The motion was made by Giger, seconded by Perkins, to enter executive session, pursuant to M.G.L. c.30A, Sec. 21(3) "To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares." The litigation is the Planning Board v. the Zoning Board of Appeals and Thomas Roche, and the Board would not return to open session. The motion passed by roll call vote with Burke- yes, Svarczkopf – yes, Perkins – yes, Wilson – yes, Giger – yes, and Barringer – yes. Selectman Anna Eliot attended the Executive Session on behalf of the Board of Selectmen.

The motion was made by Perkins, seconded by Burke, to end executive session and to adjourn the meeting. The motion passed by roll call vote with Burke – yes, Svarczkopf – yes, Perkins – yes, Wilson – yes, Giger – yes, and Barringer – yes.

Meeting adjourned at 9:00 PM

Respectfully submitted,

Michelle Collette
Land Use Director/Town Planner