

Planning Board

Thursday, March 12, 2015

Present: George Barringer, Chairman

Carolyn Perkins, Vice Chair

Michael Vega, Clerk

Scott Wilson

Russell Burke

Not Present: Tim Svarczkopf

John Giger

Barringer called the meeting to order at 7:38PM

Barringer reviewed the Agenda

**Proposed Zoning Amendments Public Hearing**

Barringer opened the public hearing. Vega read aloud the public hearing notice published in the February 20 and 27, 2015 issues of the *Groton Herald*.

Barringer reviewed Site Plan Review 218-25 and asked members for any comments.

Burke stated (for the audience at home) the proposed change is to take the current 3 Site Plan Review Levels down to 2. The Level I SPR will be handled administratively between the Land Use Director and the Building Commissioner. These are SPR's under 1000 sq ft. This is to help the permitting process flow more smoothly and have less time applicants will have to wait to continue their project. Barringer stated if the applicant felt aggrieved from the decision of the Land Use Director and the Building Commissioner they are able to appeal the decision to the Board.

Barringer reviewed 218-33 (c) Temporary Permits. He stated the intent is to allow temporary structures (i.e. construction trailers) to be erected in the event of a fire or natural disaster for home and business owners as a replacement for the permanent structure.

Barringer reviewed Accessory Uses 218-16E being amended or modified to allow an applicant to apply for a temporary structure (i.e. construction trailer) to the Planning Board rather than the ZBA. This will allow ease of permit processing and cut down the redundancy on having to apply to two different boards and attend two different hearings for essentially what could be the same project.

**MOTION:** Wilson moved to close the public hearing on the two proposed zoning Amendments: 218-25 Site Plan Review and 218-33(c) & 218-16E Temporary Permits. Burke seconded the motion; vote was unanimous.

**MOTION:** Perkins moved to recommend the proposed Zoning Amendment 218-25 Site Plan Review to Town Meeting. Wilson seconded the motion; vote was unanimous

**MOTION:** Burke moved to recommend the proposed Zoning Amendments 218-33(c) and 218-16E Temporary Permits to Town Meeting. Wilson seconded the motion; vote was unanimous.

### **Comments to ZBA**

Barringer stated the Board should look to clear up any confusion in regards to comments from the Planning Board to the ZBA. Barringer suggested the PB send a letter to the ZBA clarifying their position on offering comments to the ZBA in an effort to open communication between the two boards. Burke stated the Board may not comment on all applications but will work towards offering comments upfront, if need be, to assist in the process. This is to be proactive in order to avoid a situation where a decision has been filed with the Town Clerk and cannot be changed.

**MOTION:** Vega moved to offer comments in the beginning stages of ZBA application and to forward a letter to the ZBA clarifying the Planning Board's stance. Burke seconded the motion; vote was unanimous.

### **Level 1 Site Plan Review – 69-71 Champney Street – John Croteau, Owner**

Barringer noted Mr. Croteau is before the Board to address parking for a proposed four-unit condominium project. Mr. Croteau stated there will be eight owner parking spaces and two guest spaces for a total of 10 spaces. He said the traffic flow will be improved by making a circular driveway. Burke stated the driveway should be circular one-way, counterclockwise.

- Mr. Croteau also addressed outside lighting and outside trash receptacles. Outside lighting would consist of lighting on 7 ft granite posts and lighting at the entrances of the units. Burke stated the applicant should try to adhere to dark sky requirements and minimize light pollution spilling onto abutting properties. Barringer suggested lighting with a top shield should be selected to propel the lighting in a downward direction.

Mr. Croteau also noted:

- No grading or topographic changes will be made
- 10% coverage of trees, grass and vegetation, new stonewall and removal of dead trees near the street

Vega inquired about the driveway's proximity to abutters in regards to light pollution from car headlights. Mr. Croteau stated there is a row of evergreens on either side of the property and at least 100 feet of space in between on the right side of the property.

Vega asked if any units will be handicap accessible. Mr. Croteau said, "no." Mr. Vega said the applicant may want to be prepared to make a unit accessible in the event an interested party would need it to be so. Mr. Croteau stated the bottom Unit 1 could be modified as it is proposed to be one floor.

Burke inquired about the structure that is proposed to be razed. He was assured that no additional units would be proposed on the property. Mr. Croteau stated he didn't think it would even be feasible.

**MOTION:** Burke moved to approve the Level 1 Site Plan as submitted for 69-71 Champney Street, referencing the plan submitted with the application with conditions that the applicant consider circular one-way, counterclockwise parking for 10 proposed parking spaces and lighting with full cut-off shields to be provided. Wilson seconded the motion; vote was unanimous.

### **Public Hearing, Scenic Roads Application – Cow Pond Brook Road, RD Kanniard**

Tree Warden Tom Delaney and design engineer Stan Dillis of Ducharme and Dillis were present.

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Vega read aloud the Public Hearing notice published in the February 20, 2015 issue of the Groton Herald.

Dillis reviewed the plan with the Board and stated the edge of pavement is about 30 feet to the Right of Way due to it being an old railroad bed. He stated the trees would need to be removed for the driveway. They are old, single pines that are near the end of their life span. The Conservation Commission issued a negative determination.

Tom Delaney stated he walked the property with Kanniard and agreed with the tree removal. He would like it to be relayed somehow to the potential buyers that they cannot remove anything to the edge of pavement as it is the Town's property. Burke suggested bounds should be indicated to show Right of Way.

**MOTION:** Burke moved to allow the removal of trees as noted on the plan submitted by Ducharme and Dillis dated January 28, 2015 with the condition that three permanent markers be placed at the front interior corner of the lot lines. Delaney seconded the motion; vote was unanimous.

**MOTION:** Perkins moved to close the Public Hearing. Vega seconded the motion; vote was unanimous.

**ANR Plan Steven Richard and Beverly Smith, Old Ayer Road** – David Brocheck of GPR.

Mr. Brocheck explained to the Board this plan was for the cutting of Parcel A to be conveyed to the abutting lot. A row of evergreen trees was planted on the subsequent lot beyond the lot line.

**MOTION:** Wilson moved to endorse the ANR Plan submitted by Steven Richard and Beverly Smith on the plan of land dated February 24, 2015. Vega seconded the motion; vote was unanimous.

**Comments to ZBA – 31 Court Street**

Barringer explained the building is under a condo conversion. The variance request to the ZBA is to raze an existing detached barn and construct a new two-car garage.

**MOTION:** Burke moved to make no comment to the ZBA in regards to this application and send a memo to the ZBA stating so. Perkins seconded the motion; vote was unanimous.

**Discuss Baddacook Sonar Application**

Barringer explained that the Applicant for the Baddacook Pond Sonar application was notified that they should come before the Planning Board for a Special Permit. The Groton Water Commissioners forwarded a message from Town Counsel David Doneski stating that a Special Permit was not needed. Barringer requested the Town Manager clarify with Town Counsel whether that was the case. Barringer read an email from Member Svarczkopf dated March 9, 2015 into the record. Barringer stated he would like to hear back from Town Counsel before the matter is discussed at the next meeting.

Meeting adjourned at 9:15 PM

Respectfully submitted,

Regina Beausoleil  
Interdepartmental Assistant