

**PLANNING BOARD
MAY 14, 2015
MINUTES**

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

Members present: Perkins, Burke, Giger, Wilson, and Barringer (participating remotely)

Members absent: Svarczkopf and Vega

SITE PLAN REVIEW – CHRISTIAN UNION CHURCH

The Board reviewed the Level I Site Plan submitted by the Christian Union Church, 37 West Main Street, to construct a new parking area in the rear of the site. Trustee Joan Denaro and Judy Cushman presented the plans.

The plan, prepared by Rose Chaulk, showed a new drainage system to be installed in the rear of the property to address drainage from the roof and sump pump. The plan, prepared by David Ross Associates, showed six to nine new parking spaces behind the church. The accessible parking space will be in the drop off area along the shared driveway between the church and Squannacook Hall. The Conservation Commission issued a negative determination on the installation of the drainage system.

Member Burke said he is pleased to see both applicants working together. He asked if the church has an easement for the common driveway with Squannacook Hall. Town Planner Michelle Collette said the town has not sold the property to Halsey Platt yet so an easement for the common driveway has not be granted.

Member Barringer asked if the common driveway is on both lots. Mrs. Denaro said, “yes.” Member Burke said a special permit is required for a common driveway.

Vice Chairman Perkins asked if the driveway would be paved. Mrs. Denaro said they are not sure yet; it depends on Mr. Platt. Member Burke said the plan says the driveway is gravel.

Vice Chairman Perkins asked about lighting. Mrs. Denaro said they would install lighting as directed by the Town. Member Wilson said the light fixtures must have proper cut offs to prevent glare. Cut sheets should be submitted with the application.

The Board recommended that the applicant withdraw the plan until the Squannacook Hall property is sold to Mr. Platt and necessary easements have been granted. Both owners must apply for the special permit for the shared driveway.

Mrs. Denaro and Mrs. Cushman agreed. The motion was made by Burke, seconded by Wilson, to accept the withdrawals of the Site Plan Review application without prejudice. The motion passed unanimously by roll call vote with Perkins, Barringer, Burke, Wilson, and Giger in favor.

ANR PLAN – HARPER, LEGACY & CARSON, BIRCHWOOD AVENUE

The Board received an ANR plan submitted by Harper, Legacy and Carson to relocate the existing Birchwood Avenue, a private way. The applicants withdrew the ANR plan upon advice of their legal counsel. The Board discussed why the plan would be considered a subdivision rather than Approval Not Required. All lots must have frontage on an adequate way. The new frontage on the Birchwood Ave is on a road that is not adequate.

NESSP TEMPLE CONSTRUCTION ACCESS CHANGE, BOSTON ROAD

The Board met with design engineer Ian Rubin of Markey and Rubin to discuss the proposed temporary construction access to the NESSP Temple site on Boston Road. Mr. Rubin said the applicant would like to use the existing driveway and paved area near the existing house for tree clearing only. He submitted a sketch dated May 12, 2015 showing the temporary access road. Fifty feet (50 ft) of aggregate will be installed at the construction entrance as shown on the plan.

The Board also received an email message dated May 14, 2015 from Health Agent Ira Grossman expressing concern about the location of the temporary access road in close proximity to the well. The house and sewage disposal system are located in Littleton, but the well is in Groton. Mr. Rubin said he would respond to Mr. Grossman's concerns in writing. He said they would protect the well during construction. The house, well, and sewage disposal system will all be removed prior to construction of the NESSP Temple. However, there are still tenants living in the house. The Board agreed that the well must be protected as long as the house is occupied and that construction should not begin until the house is vacant.

Member Giger asked if there would be any earth removal at this time. Mr. Rubin said, none is required at this time – the access will only be used for tree clearing. Aggregate will be added to the construction entrance to the site.

The motion was made by Burke, seconded by Wilson, to postpone any decision on the temporary access until the issues with the private well are resolved with the Board of Health and to request a time schedule for the tenant leaving the existing house. The motion passed unanimously by roll call vote with Perkins, Barringer, Burke, Wilson, and Giger in favor.

Member Barringer signed off from participating remotely.

MOBIL STIE PLAN ENDORSEMENT

The Board voted unanimously to endorse the site plan entitled, "Proposed Site Improvement Plans Prepared for Global Montello Group Corp.," prepared by MHF Design Consultants, dated June 6, 2014, with revisions through December 8, 2014.

MASSDOT LETTER

The Board received a copy of a letter from MassDOT to the Board of Selectmen regarding installation of a sidewalk along Route 119 from Old Ayer road to the CVS/Emerson Hospital Medical Offices site. The letter stated that the sidewalk cannot be installed at the present time because additional land takings and wetlands permits are required. However, MassDOT would meet with local officials to discuss future plans to extend the sidewalk.

Member Burke said the sidewalk in the southerly direction to CVS/Emerson is on the Transportation Improvement Plan (TIP) list for 2021-2022. However, the sidewalk to the north to Mill Run Plaza should be done sooner because the sidewalks at Mill Run and Groton Residential Gardens are already constructed in MassDOT's right-of-way. The Board will request that the Selectmen set up a meeting with MassDOT as soon as possible and will recommend inviting State Senator Eileen Donoghue and State Representative Sheila Harrington.

MINUTES

The Board voted to approve the minutes of February 19, 2015; March 12, 2015; March 26, 2015; April 2, 2015; April 16, 2015; and April 23, 2015.

Meeting adjourned at 8:45 PM

Respectfully submitted,

Michelle Collette
Land Use Director/Town Planner