

**PLANNING BOARD  
OCTOBER 29, 2015  
MINUTES**

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

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

Members absent: Burke

**PUBLIC HEARING – SPECIAL PERMITS, DERMODY, OLD DUNSTABLE ROAD**

The Board held the continuation of the public hearing application submitted by Michael Dermody for Flexible Development and a Shared Driveway to serve three new lots on Old Dunstable Road. At the request of the applicant, the Board voted unanimously to continue the public hearing on November 5, 2015 at 7:30 PM.

**MOBIL STATION, 6 BOSTON ROAD, PROPOSED FIELD CHANGE**

The Board considered the proposed field change for the newly renovated Mobil Station at 6 Boston Road. Michael Chiverton of Global Partners presented the change to the curb cut to Accommodate fuel truck deliveries. Mr. Chiverton said they are requesting a 3-5 ft change to the granite curbing at the entrance on Boston Road so trucks will not have to make up to a five point turn when delivering fuel.

Chairman Perkins asked whether MassDOT had approved the change to the curb cut. Mr. Chiverton said he would submit the approval letter from MassDOT.

The motion was made by Wilson, seconded by Svarczkopf, to approve the field change for the Mobil Station as shown on the plan entitled, "Site Plan, 6 Boston Road, Groton, Massachusetts, Prepared for Global Montello Group Corp.," prepared by MHF Design Consultants, Inc., dated June 6, 2014, with revisions through October 21, 2015, with the condition that the applicant submit the approval letter from MassDOT. The motion passed unanimously.

**GROTON INN PEER REVIEW**

The Board will request an estimate from Nitsch Engineering for peer review of the modification of the site plan for the Groton Inn.

**MINOR SITE PLAN REVIEW**

Land Use Director/Town Planner Michelle Collette reported that the new Minor Site Plan Review process with the Land Use Departments is working very well. The Land Use Departments and Public Safety Officials review of three projects to date has been very thorough and efficient.

**REVISIONS TO THE PLANNING BOARD REGULATIONS**

The Board reviewed possible changes to Chapter 381 Planning Board Regulations including cross-referencing Stormwater Regulations for interdepartmental consistency, hours of construction operation,

October 29, 2015

Page 2

“Dark Sky” compliant lighting, etc. The Board will work on the proposed changes and hold a public hearing sometime in January. Land use Director/Town Planner Michelle Collette will ask DPW Director Tom Delaney and Tim McGivern of Nitsch Engineering for their opinions on keeping the granite curbing requirements which are inconsistent with Low Impact Development (LID) stormwater management systems.

The Board will also look into adopting regulations for Special Permit Granting Authorities.

Meeting adjourned at 8:15 PM

Respectfully submitted,

Michelle Collette, AICP  
Land Use Director/Town Planner