

**PLANNING BOARD
JANUARY 28, 2016
MINUTES**

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

Members present: Perkins, Burke, Giger, and Vega

Member absent: Barringer, Svarczkopf, and Wilson

SITE PLAN REVIEW - GROTON ELECTRIC LIGHT DEPARTMENT, LOWELL ROAD

The Board reviewed the site plan submitted by the Groton Electric Light Department (GELD) to construct a storage building at its substation facility on Lowell Road. GELD Manager Kevin Kelly and design engineer Stan Dillis were present.

The motion was made by Burke, seconded by Vega, to review the plan under Section 218-25C Minor Site Plan Review because there is no impact on traffic, no occupancy, and no utilities required. The motion passed unanimously.

Mr. Dillis presented the plan to move the existing 75' x 42' building from Station Avenue to Lowell Road.

Mr. Kelly said transformers and poles that are stored outside on Station Avenue will be moved and stored in the new storage building on Lowell Road.

Mr. Dillis said the Earth Removal Stormwater Advisory Committee issued the Stormwater Permit. There is no work within 100 ft of wetlands, so Conservation Commission review is not required. The project must be submitted to the Natural Heritage and Endangered Species Program (NHESP) for review.

Member Burke asked if the transmission lines belong to National Grid. Mr. Kelly said, "Yes."

Chairman Perkins asked if trees would be removed. Mr. Dillis said not in the front of the site.

Member Giger asked what the maximum dimensions of the building would be, whether it is moved and re-assembled or new construction. Mr. Kelly said 75' x 42".

The motion was made by Burke, seconded by Giger, to approve the application submitted by the Groton Electric Light Department (GELD), under the provisions of Section 218-25C(1) Minor Site Plan Review, to construct a 3175 square foot storage building as shown on the plan entitled, "Post-Developed Watershed Map, Groton, Massachusetts," prepared by Ducharme & Dillis Civil Design Group, dated November 10, 2015. The proposed project is located on land owned by the Town of Groton Electric Light Department, Assessors' Map 233, Parcel 98. The Board approved the site plan with the following conditions:

Conditions:

1. The footprint of the building shall not exceed 3175 square feet.
2. All signs must conform to the Sign By-Law, Chapter 196 of the Code of the Town of Groton.
3. Lighting shall be shielded so there is no glare. Lighting shall not intrude onto other properties or public ways as required in Section 218-25G(1)(h).
4. The building number shall be shown on the site plan. The number shall be displayed on the site in accordance with Chapter 258 Street Naming and Building Numbering, Section 258-10 Display of street signs, numbers and unit.
5. The removal of any excess earth material from the site requires a Certificate of Exemption from the Earth Removal By-law, Chapter 134 of the Code of the Town of Groton. Chapter 134, Section 10 Exemptions.

The motion passed unanimously.

Meeting adjourned at 8:00 PM

Respectfully submitted,

Michelle Collette, AICP
Land Use Director/Town Planner