

**PLANNING BOARD
MAY 12, 2016
MINUTES**

Carolyn Perkins called the meeting to order at 7:37 PM at the Town Hall.

Members present: Barringer, Burke (arrived at 8 pm), Giger, Perkins, Svarczkopf, Wilson, and Vega
Member absent: None

ACADEMY HILL SUBDIVISION

Mike Feldman explained that he is interested in shifting the Woods Road line item totaling \$5,000 from the Phase I & II bond totaling \$58,748.24 to the Phase III bond currently in process for Cherry Tree Lane from Station 16+25 to 22+50. The Nitsch Engineering cost estimate for this section of Cherry Tree Lane was valued at \$145,631.34. Barringer made a motion to reduce the Phase I & II performance guarantee by \$5,000 and increase the Phase III bond amount by \$5,000. Giger seconded the motion. The vote was unanimous. The Phase III bond for Cherry Tree Lane from Station 16+25 to 22+50 shall now be valued at \$150,631.34.

MISCELLANEOUS

Perkins asked the Planning Board if they would be willing to change the meeting start time from 7:30 pm to 7:00 pm. Giger made the motion to change the Planning Board meeting start time from 7:30 pm to 7:00 pm. Barringer seconded the motion. The vote was unanimous.

Bonavita asked the Planning Board if they are interested in instituting a deadline for submission of materials in advance of the Planning Board meeting when the topic will be discussed. This will help ensure that the Planning Board and Land Use Director have ample time to review the materials in advance of the meeting. Giger suggested that Bonavita create checklists of required information to accompany the applications. Barringer expressed concern that this may affect the Planning Board's ability to meet statutory deadlines for rendering decisions. Bonavita said that the Planning Board would have the option to continue the topic to a future meeting if the deadline wasn't met, not the obligation. The Board discussed various possible times on the Monday or Friday before the Thursday Planning Board meeting. Svarczkopf suggested making the deadline the end of business day on Monday. Bonavita suggested a compromise- 4 pm on Monday. Judy Anderson, a member of the audience, asked what would happen in the instance of Monday holidays. Barringer suggested, in those instances, making the deadline noon on Fridays.

Barringer made a motion to set the deadline for filing all information pertaining to a topic as 4 pm on Monday. In the event of a Monday holiday, the submission deadline shall be noon on Friday. Giger seconded the motion. The vote was unanimous.

Bonavita mentioned that she is trying to schedule the joint meeting with the Board of Selectmen to discuss the draft Complete Streets Policy and walkability issues. Potential dates for said meeting are June 6th, June 13th and June 20th. The Planning Board members selected June 13th as their preferred date. Bonavita agreed to let the Board know the specific time when that information is available.

Perkins called the Board's attention to the summer schedule that was approved at the May 5, 2016 meeting. The members who had been absent at the May 5th meeting (Burke, Wilson and Vega) reviewed the schedule and said that they did not have a problem with it.

STATUS OF AFFORDABLE HOUSING PROJECTS IN GROTON

Fran Stanley, Groton's Housing Coordinator, provided an update on the various affordable housing projects currently underway in Groton.

Academy Hill Subdivision- Stanley explained that 4 more affordable units will be built as part of this project. A new building permit for a market rate condo on Magnolia Drive was recently issued so she is hopeful that an affordable unit will be built soon.

Boynton Meadows- Two affordable units are complete and available for purchase. The 1-bedroom unit is under agreement. The 3-bedroom unit will be sold on a first-come, first-served basis. Groton's Affordable Housing Trust invested in the project as a whole and specifically negotiated for the creation of the 3-bedroom unit.

Monarch Path- Two affordable units will be built as part of this development. The developer has not yet constructed either unit.

Reedy Meadow- Two affordable single family units will be built as part of this development. The developer is in touch with Stanley and is experienced in constructing affordable housing.

Burke asked Stanley if there is any protection for owners of deed-restricted low income dwellings against significant increases in taxes that would render those units unaffordable. Stanley replied that the deed restriction keeps the value down and consequently the taxes.

Burke asked Stanley when the money will be refunded to the Affordable Housing Trust for the 3-bedroom unit constructed as part of Boynton Meadows. Stanley replied that the profits are typically realized with the last couple of units sold in the project although she does not have specifics on the Mount Laurel Development's finances.

MINUTES

Giger made a motion to approve the minutes of April 21, 2016 as presented. Wilson seconded the motion. Burke, Giger, Perkins, Vega, Svarczkopf, and Wilson voted in favor; Barringer and Vega abstained.

Barringer made a motion to approve the minutes of May 5, 2016 as presented, Svarczkopf seconded the motion. Barringer, Giger, Perkins, and Svarczkopf voted in favor. Burke, Wilson and Vega abstained.

INDIAN HILL MUSIC

Attorney Mark Bobrowski and Larry Beals of Beals Engineering Inc. represented the Applicant concerning this matter. Bobrowski provided a brief overview of the overall project explaining that the school will have small recital hall, a somewhat larger recital hall for larger concerts and a large concert hall with outdoor seating. The Applicant wishes to submit a minor site plan review application to authorize construction of a ring road, staging area and installation of curtain drains. If approved, they want to perform this work this summer.

Larry Beals presented the concept drawing to the Planning Board. He explained that test pits have been dug. The site is plagued by high groundwater and clay soils that don't drain well. The proposal includes installation of interceptor trenches that will capture groundwater at the lawn area and draw it down throughout the site. The ring road and staging area during this phase will be gravel.

Mark Bobrowski explained that they hope that the Music Center will proceed under the Dover Amendment.

Burke asked when they will proceed with demolition of the existing structures. Gary Shepherd responded that the house will be demolished on May 22nd.

Burke explained that he is concerned about the construction of ancillary infrastructure for a use that may not be considered exempt. Bobrowski responded that the Applicant is willing to provide a bond to cover the cost of restoring the site in case approval is not rendered.

Vega asked if they will proceed with a septic system and whether draining the site will affect the perc test results. Beals responded that the soil is very difficult to perk because of its permeability. Draining the site won't impact the permeability of the soil.

Wilson asked if they will proceed with sewer. Beals responded that they will most likely pursue sewer. Wilson followed up by asking if abutters will be able to tie in to the new line. Shepherd responded that they are open to this. They are willing to put in the tees but want back-flow preventers installed so that sewer flows don't overwhelm the house. They will most likely install a pressurized sewer main.

Giger stated that before any work is done, he wants firm agreement as to the extent of Dover Amendment applicability. He wants the Building Commissioner to make his decision before the Planning Board renders any approvals- for minor site plan review or otherwise. He doesn't want to waste time discussing the applicability of the Dover Amendment during site plan review.

Barringer asked to where the curtain drains will discharge. Beals explained that they will be installed in a tiered fashion- below grade terrace to the wetland. The discharge will be split so that a portion discharges towards the wetland and a portion discharges towards the road. Eventually all discharges will reach the wetlands.

Burke asked about the type of diffusion. Beals responded that it will be a constant flow- no peak. The discharge will be into the same wetlands that currently accept the flow.

Barringer asked if the flow will be increased at the discharge point. Beals responded that stormwater calculations will be submitted with the minor site plan application.

Todd Morey of Beals Associates, Inc. explained that the gravel ring road will act as a berm that traps surface runoff. The stormwater mitigation measures include small silting basins. Water will pass through the system very slowly. The water seeps through the site now and will continue to seep with installation of the curtain drains and stormwater mitigation measures. The Applicant will submit a stormwater permit because they plan to disturb more than 20,000 square feet.

Perkins asked for more information about the ring road. Morey explained that they will construct the gravel ring road 4 inches below the final grade to accommodate the binder and top courses. Shepherd explained that they began constructing the gravel road to enable demolition of structures.

Wilson asked if they plan to create an egress onto Peabody Street? Barringer responded that the plan shows one access onto Old Ayer Road as part of minor site plan approval.

Giger suggested that they coordinate with Groton School with regards to pedestrian access as soon as possible. He wants safe crossings for pedestrians.

May 12, 2016

Page 4

Burke asked if construction of the ring road and installation of curtain drains be necessary if the concert hall is not part of the project. Bobrowski responded "yes". He asserted that the concert hall should be covered under the Dover Amendment.

Giger reiterated that he doesn't want to discuss the Dover Amendment.

Bonavita mentioned that she is concerned that information within the traffic study may impact the final location of ring road. She is concerned that the Applicant may be unwilling to modify the ring road if it is constructed during this phase.

Gary Shepherd said that they are willing to provide portions of the traffic study during the minor review and that they would be willing to modify the road if the Planning Board determines that it is appropriate during the major site plan approval process.

Attorney Bobrowski said that the minor site plan review application will be filed within the next 21 days. If the Planning Board wants to invite the public and abutters to the meeting, they don't have a problem with that.

Barringer stated that it won't be a public hearing.

Perkins suggested scheduling the Indian Hill project at 7 pm on June 9th- at 7 pm.

Barringer made a motion to adjourn. Giger seconded the motion. The vote was unanimous.

The meeting adjourned at 9:05 pm.

Respectfully submitted,



Laurie Bonavita

Land Use Director/Town Planner