

**PLANNING BOARD
AUGUST 4, 2016
MINUTES**

John Giger called the meeting to order at 7:05 PM at the Town Hall.

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

Member absent: Burke and Svarczkopf

ACADEMY HILL ESTATES – PERFORMANCE GUARANTEE & LOT RELEASE

Mike Feldman from Habitech Communities, developer of Academy Hill Estates, asked the Planning Board to release lots 8-10 and 14-18 in lieu of accepting a surety bond in the amount of \$162,337.38 to guarantee completion of the portion of Cherry Tree Lane that extends from Station 16+25 to Station 22+50. Giger asked Bonavita if the bond was reviewed by Town Counsel. Bonavita replied that it had and was approved. Barringer made a motion to accept the bond with Philadelphia Indemnity Insurance Company from the Trustee of the Academy Hill Realty Trust in the amount of \$162,337.38. Wilson seconded the motion. The vote was unanimous.

Feldman explained that he provided a rider from Philadelphia Indemnity Insurance Company reducing the bond for Fieldstone Drive, Arbor Way and Cherry Tree Lane (Station 32+67.01 to 57+27.98) from \$58,748.24 to \$58,326.15. Feldman and Bonavita explained that Nitsch Engineering prepared a new cost estimate which took into account work completed to date and shifting costs associated with constructing Wood's Road to this phase of the development. The cost estimate took into account current pricing rendering the bond reduction minimal. Barringer made a motion to accept the rider from Philadelphia Indemnity Insurance Company signed and sealed on June 17, 2016. Wilson seconded the motion. The vote was unanimous.

Giger asked for the status of the affordable units. Feldman explained that they have submitted a building permit application that includes one affordable unit, which should be underway within the month. They will move some transformers before starting construction of the building. Barringer made a motion to issue the Lot Release for lots 8-10 and 14-18, inclusive, as enumerated in the covenant for the subdivision plan entitled "Modified Definitive Plan for the Subdivision of Land for Academy Hill in the Town of Groton, Massachusetts (Layout Plan)" prepared by Rose Land Survey, last revised 8/5/05. This instrument is dated Aug 4, 2016. Wilson seconded the motion. The vote was unanimous.

DISCUSSION OF FLEXIBLE DEVELOPMENT BYLAW

Giger explained that the Planning Board is considering modifications to the Flexible Development Bylaw so as to make cluster a by-right option and conventional subdivision a special permit option. Bonavita briefly explained the handouts- three models of by-right cluster bylaws from the Towns of Shutesbury and Millbury, and the Smart Growth Initiative's Model Open Space Design/Natural Resource Protection Zoning Bylaw. She asked the Planning Board members to review the handouts and be prepared to discuss at a future meeting on this topic.

COMPLETE STREETS COMMITTEE MEMBER

Giger asked for volunteers willing to serve on this Committee. In response to Vega's question, Bonavita explained that the commitment will be a monthly meeting although there may be more frequent meetings in the beginning. Giger mentioned that the Committee will most likely meet during the day since it is populated by some municipal staff. Barringer volunteered to serve on the Committee. Wilson made the motion to appoint Barringer to serve on the Complete Streets Committee. Vega seconded the motion. Four voted in favor with Barringer abstaining from the vote.

Giger explained that the first meeting in September will be September 8th, not September 1st. He told the Board that the prospect of changing the meeting schedule to the 2nd and 4th Thursdays of the month will be discussed at the Planning Board meeting scheduled for August 25th.

MINUTES

Barringer made a motion to approve the minutes of July 14, 2016 as presented. Wilson seconded the motion. The vote was unanimous.

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

The meeting adjourned at 7:51 pm.

Respectfully submitted,



Laurie Bonavita
Land Use Director/Town Planner