

**PLANNING BOARD
NOVEMBER 10, 2016
MINUTES**

Russ Burke called the meeting to order at 7:03 PM at the Town Hall.

Members present: Barringer, Burke, Giger, Svarczkopf (arrived at 7:20 pm), Vega, and Wilson

Absent: None

Selectmen Petropolis called the meeting of the Board of Selectmen to order. Members present included himself, Peter Cunningham, Josh Degen, and Anna Eliot.

PUBLIC HEARING CONTINUED – INDIAN HILL MUSIC SITE PLAN REVIEW PERMIT

Burke summarized the project status to date. Burke went through the list of issues compiled by Bonavita with input from the Planning Board members as reflected in an email from Laurie Bonavita dated November 7, 2016. He asked Board members if they had any suggested changes to the list as this will be considered a checklist for the project. Burke asked Bonavita to add the adequacy of sewer service under “utilities”.

Burke acknowledged letters received from the following parties:

- Carole Prest
- Robert Lotz
- James Antonellis
- Jim Simko
- Carl Canner
- Susan Lotz (2 letters)
- David Spiegelman
- Steve Robertson
- Bobbie Spiegelman
- Mary Livingston
- Alan Hurvitz
- Paul Riley & Willa Breese
- Kirst Davey
- Karen Riggert
- Erica Hager
- Steve Boczenowski
- Thomas Crow and Terri Ragot
- Eric Fisher
- Donna Nowak
- W.G. Knuff
- Ted Lapres & Connie Keeran
- Lori Lewis

Susan Randazzo, Executive Director of Indian Hill Music, summarized the information in a handout entitled “Indian Hill Music Activity Overview”. This document describes the level of activity (festivals, concert hall performances with lawn seating without a festival, private lessons, classes and ensembles, and concert hall performances) that Indian Hill Music hopes to achieve at some point in the future. The maximum accommodation of a ticketed event will be 2,300.

In response to a question from Giger, Randazzo explained that they hope to hold as many as 14 large performances annually selling a maximum of 2,300 tickets.

Todd Morey, Civil Engineer from Beals Associates, Inc. provided highlights from his November 1st letter. In response to a question from Barringer, Morey said that Festival Meadow will no longer be used for performances. It will only be used for overflow parking. The Applicant is willing to commit to utilizing the festival meadow site for overflow parking prior to utilizing the land between Peabody Street and the loop road.

Barringer asked Morey to look at expanding parking on Festival Meadow so as to eliminate the Peabody Street overflow parking areas.

Gary Hebert, Traffic Engineer with Stantec Consulting Services, Inc., gave a power-point presentation summarizing the traffic study and explaining his methodology. The average occupancy at a recent performance for Indian Hill Music was 2.32 people per vehicle. He explained that none of intersections included within the traffic study exceed standard crash rates. Bikes will share the road to access the site. Up to 10 buses can line up along the front of the building. Most traffic will travel to the site via the Old Ayer Road/Boston Road intersection. Boston Road traffic will increase by approximately 3%, Main Street traffic will increase by less than ½%, and Old Ayer Road will increase 4-5% south of the MCIH site drive. The traffic between the site driveway and the Old Ayer Road/Main Street intersection will increase by approximately 16-19%. Hebert discussed his proposed improvements to the Old Ayer Road/Boston Road intersection.

Perkins asked if Hebert took into account the Country Day School entrance. He responded that he did not.

Giger asked if the project will exacerbate congestion on Route 119. Hebert responded that it will not from an operational perspective.

Rebecca Brown, the Planning Board's traffic consultant from Greenman-Pedersen, Inc., summarized her comments. She explained that there are five major issues that are outstanding. Her question about parking on Festival Meadow was addressed tonight. She explained that the site won't be able to accommodate all 2,300 patrons on site due to the limited number of parking spaces.

Burke asked about any TDM measures that will be implemented on-site. Did they include any innovative measures? Brown responded that TDM measures were not specified in the materials.

Brown recommended sidewalk access to the overflow parking areas because the site lines are limited by the curvature of the ring road and grade. She expressed support for the changes Hebert made to the proposed redesign of the Old Ayer Road/Main Street intersection as shown in his presentation. She was concerned about the location of the sidewalk/crosswalk at the Old Ayer Road/Boston Road intersection because it appears to be a mid-block crossing. Otherwise, in her opinion, Hebert satisfactorily addressed her comments.

Burke asked if a superior solution to the Hebert proposal involved taking a portion of the park. Brown responded that one leg of the triangle could be made one way, but that would require turning lanes and possibly a traffic signal.

Giger wanted thought put towards installing a crosswalk at the intersection (stop line) of Old Ayer Road/Main Street because people will want to cross there. Brown responded that grading is an issue at that location.

Burke said that he wants the Applicant to implement traffic mitigation measures as a Condition of Approval. Mitigation measures should not be a burden that is shouldered by the Town. Gary Shepherd responded that they are willing to pay for mitigation but he is concerned about dealing with Article 97-protected land.

Hebert clarified that his mitigation measures do not impact Article 97-protected land.

Shepherd responded that they are willing to proceed with these recommendations if they are endorsed by the traffic engineers, Police Chief and DPW.

Jim Cullen, Deputy Chief of Police, explained that they had previously met with the traffic engineer. The primary police concern is public safety. They are particularly concerned with traffic flow at the end of an event. The Police Department is willing to work with both the Applicant and the Town to resolve any issues.

Selectman Josh Degen wanted to know if Prescott Common is protected by Article 97. Selectman Cunningham responded that it is protected as it is a Town Common. Degen said that, in his opinion, the Old Ayer Road/Boston Road intersection is very dangerous. He prefers a one-way solution with turning lanes even though this design may impact the park. He explained that the Board of Selectmen has \$100,000 in mitigation money for a potential remote control flashing street light. He wants to work with both the Planning Board and the Applicant on traffic mitigation. He suggested installing no parking signs on Old Ayer Road, Peabody Street and the loop road within the project site. He wanted to know the measures to be employed to stabilize the overflow parking areas.

Shepherd responded that the Police Chief has reservations about installing the remote control flashing street light in this location and that the overflow parking area will be structurally sufficient to accommodate the cars.

Bob Hargraves, 21 Temple Drive, was concerned about the increase in the amount of overflow parking. In his opinion, this is too much parking and he is concerned about the noise associated with all the cars.

Steve Robertson, 135 Peabody Street, was concerned about the number of large events (14 events with 2,300 patrons). He wanted the Planning Board to limit the size of concerts by eliminating the lawn seating.

Maryann McCarthy, 29 Old Ayer Road, was concerned about the design of the Old Ayer Road/Main Street intersection improvements.

Selectmen Petropolis reiterated that the Town is tight on dollars and these improvements aren't on the horizon as far as municipal capital planning is concerned.

Julie Platt, 2 Old Ayer Road, liked what she saw for traffic mitigation but expressed concerns about ambulances making the turn if the intersection is altered. She also wanted to call the Board's attention to a historic marker in front of her house and one on Route 119.

Giger wanted to ensure that the Fire Chief is involved in conversations about traffic.

Eric Fisher, 320 Old Ayer Road, said that his primary concern is preservation of open spaces. He is proud of the job Indian Hill Music is doing to preserve the character of the land.

Edward Strachan, 29 Boston Road, asserted that the Old Ayer Road/Main Street intersection has been a problem intersection forever and he doesn't think that Indian Hill Music should be delayed/required to resolve it.

Russ Harris, Editor of the Groton Herald, expressed concerns about impacts to the intersection where the post office is located.

Burke suggested focusing on traffic, parking and lighting during the next session of the public hearing on December 1st. Burke asked Gary Hebert to provide a synchro analysis of the proposed improvements to the Old Ayer/Boston Road intersection for that meeting. Perkins requested a plan depicting the one-way scenario with two turning lanes. Hebert responded that the one-way design option does not work well but he is willing to provide a plan depicting that design option.

Burke proposed dedicating 2 hours to Indian Hill Music on the December 8th meeting agenda to discuss noise, building, utilities, stormwater mitigation, the Dover amendment, and open space.

Burke asked the Applicant to specify the TDM measures that will be used at the site.

Perkins asked Bonavita to send the Town Counsel memo regarding the applicability of the Dover Amendment to everyone again.

Wilson made a motion to continue the public hearing to 7:00 pm on December 1, 2016. Barringer seconded the motion. The vote was unanimous.

PUBLIC HEARING – REEDY MEADOW ESTATES MODIFICATION OF THE DEFINITIVE SUBDIVISION APPROVAL AND SPECIAL PERMITS

Barringer read the public hearing notice into the record. Don Black represented the Applicant, John Lorden, regarding this matter. The Applicant wants the various decisions modified to exclude Parcel G from the conservation restriction requirement. The developer of Reedy Meadow Estates, Peter Cricones, proposed to convey Parcel K and Parcel H in fee to Conservation Commission in lieu of placing a conservation restriction on Parcel G. Parcel K was originally intended for a septic system but sewer was extended to the site. Black explained that Mr. Lorden wants to be able to do what he wants on this parcel, including trimming trees. Barringer read a letter from the Conservation Commission dated November 10, 2016, which stated that the Conservation Commission's preference is to own Parcels G, H and K so that they can be protected in perpetuity as open space. This would ensure public access to the land and appropriate management of the sensitive wildlife habitat. A secondary option is to own Parcels H and K, and hold a conservation restriction on Parcel G.

Bonavita explained that she contacted the Natural Heritage & Endangered Species Program (NHESP) regarding this parcel. She explained that the conservation restriction was also a requirement of their decision, therefore the Planning Board's release of the conservation restriction requirement would not necessarily relieve Mr. Lorden of the obligation to place a conservation restriction. The NHESP could still make him do it.

Peter Cricones expressed frustration that his ability to get building permits hinges on Mr. Lorden's willingness to enter into a conservation restriction. He cannot make Mr. Lorden do something he doesn't want to do.

Burke suggested that Mr. Lorden deed the development rights to Parcel G to the Conservation Commission in lieu of a conservation restriction. He suggested that Mr. Lorden ask the Conservation Commission if this is acceptable.

Paul Funch, 92 Reedy Meadow Road, expressed concern that modifying the decisions would mean loss of access to the trails.

Perkins said that she is not comfortable with rendering a decision until after the discussion takes place with the Conservation Commission.

Barringer made a motion to continue the public hearing to December 1, 2016 at 9 pm. Wilson seconded the motion. The vote is unanimous.

PUBLIC HEARING CONTINUED – ORIOLE DRIVE (ROCKY HILL SUBDIVISION) DEFINITIVE SUBDIVISION AND MODIFICATION OF THE SPECIAL PERMIT

Attorney Bob Collins represented the Applicant on this matter. He explained that the Applicant is now seeking a waiver from Nitsch Engineering's comment #19 requiring electric and telecommunication services to the lots to appear on the definitive plan. Everything else in the Nitsch Engineering comment letter is addressed according to Collins. He explained that the plan will be revised to address Bonavita's comment #4 requesting compliance with sidewalk and berm regulations, and a detail of granite monuments. The plan will be revised prior to definitive plan endorsement. The Applicant is also willing to diversify the street tree species according to Collins.

Collins explained that the Fire Chief wants the sidewalk to be adjacent to the roadway for fire-fighting purposes. Burke referred to an email from Steele McCurdy dated November 10, 2016. Burke responded that he is not amenable to this- he wants a grass strip in between the roadway and the sidewalk. The other Planning Board members agreed with Burke.

Collins explained that the engineer will change the radii of the intersection to 35'.

Collins explained that two duplexes will appear on Robin Hill Road making up for the reduction in the number of starter homes on Oriole Drive. He referenced a new plan entitled "Approval Not Required Plan for the Rocky Hill Definitive Subdivision, Groton, Mass.", dated September 28, 2016, prepared by R. Wilson and Associates and suggested submission of the ANR for Planning board review and approval as a Condition of Approval.

Barringer asked how placement of the duplexes on Robin Hill Road would impact the over 55 development. Collins responded that there will be no impact since one of the duplex lots was originally proposed for a septic system and the other parcel was proposed open space.

Barringer made a motion to continue the public hearing to December 8, 2016 at 7:00 pm. Wilson seconded the motion. The vote was unanimous.

GROTON INN – PROPOSED MINOR MODIFICATION OF THE SPECIAL PERMIT

John Amaral of Omni Properties explained the status of the project. He anticipates applying for a building permit during first half of December and working through the winter. He explained that they

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want to increase the number of seats within the restaurant given the revised parking regulations. They are not proposing to make any exterior changes. Svarczkopf asked if they had excess parking compared to seats prior to the revisions to the parking regulations. Amaral responded "yes".

Perkins asked if the seat-to-parking ratio included overflow parking. Amaral responded "yes".

Barringer made a motion to modify the site plan as a minor change based on the fact that the Applicant has demonstrated compliance with current parking regulations. Wilson seconded the motion. The vote was unanimous.

Amaral alerted the Board to the fact that the ribbon cutting for 120 Boston Road is scheduled for November 21st at 9 am. All are welcome to attend.

Burke explained that MEPA notified the Town about an 8-lot subdivision proposed for and wholly located in Dunstable. The project is located within mapped rare species habitat and the Petapawag Area of Critical Environmental Concern. They are seeking comment on this proposed project. Bonavita explained that much of the area south of the subdivision, including the wetland area, is already permanently-protected open space. Svarczkopf said that he had no desire to comment on this application. The remaining members of the Board agreed.

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

The meeting adjourned at 10:25 pm.

Respectfully submitted,



Laurie Bonavita
Land Use Director/Town Planner