

**PLANNING BOARD  
JANUARY 26, 2017  
MINUTES**

Russ Burke called the meeting to order at 7:07 PM at the Town Hall.

Members present: Barringer, Burke, Perkins, and Vega

Absent: Giger, Svarczkopf and Wilson

**ROCKY HILL ESTATES/ORIOLE DRIVE**

Attorney Bob Collins represented the Applicant on this matter. Collins asked the Board to accept the covenant for the Rocky Hill Estates/Oriole Drive subdivision.

Collins pointed out that language in bullet #2 of the standard Covenant form dated 7/26/12 was problematic. According to Collins, the language suggests that individual lots can be conveyed before completion of ways and services. He altered the language to make it clear the entire subdivision can be conveyed, but not individual lots. He suggested a construction deadline of five years. Vega made a motion to accept the Covenant for the Definitive Subdivision entitled "Lot Layout Plan for the Rocky Hill Definitive Subdivision Oriole Drive in Groton, Mass", prepared by R. Wilson and Associates, dated October 14, 2015, last revised December 5, 2016, with the addition that performance shall be completed by January 26, 2022. Barringer seconded the motion. The vote was unanimous.

Barringer made a motion to endorse the plan for Oriole Drive with engineer stamp dated Jan 4, 2017. Vega seconded the motion. The vote was unanimous.

Collins explained that the Planning Board approved an ANR plan in August 2015 for Robin Hill Road that depicts Lot A9 and Lot A10 on Robin Hill Road as buildable lots, effectively fulfilling Condition #7 of the Definitive Plan decision for Oriole Drive (see Lot C-2 and Parcel C-4 on the Plan entitled "Approval Not Required Plan for the Rocky Hill Definitive Subdivision, Groton, Mass", prepared by R. Wilson and Associates, dated August 8, 2015). The Planning Board agreed, stating that a new ANR plan is unnecessary to satisfy Condition #7.

Collins asked the Planning Board to reduce the performance guarantee for Robin Hill Road, Cardinal Lane and Mockingbird Hill Road within the Rocky Hill Estates Subdivision to \$522,574.66 in accordance with the Nitsch Engineering estimates dated December 9, 2016 and October 27, 2016 and recommend that the Board of Selectman place the vote of public acceptance for Robin Hill Road and Cardinal Drive on the Spring Town Meeting Warrant.

Barringer made a motion to reduce the performance guarantee for Robin Hill Road (Station 3+75 to 20+50) to \$89,758.21, Robin Hill Road (Station 20+50 to 30+50) to \$71,485.98, Cardinal Lane (Station 0+00 to 6+71) to \$30,813.72, and Mockingbird Hill Road (Station 0+30 to 15+75) to \$330,516.75. The total amount to be retained for the performance guarantee for these roadways shall be \$522,574.66. Vega seconded the motion. The vote was unanimous.

Barringer made a motion to indicate to the Board of Selectmen that Robin Hill Road Station 5+00 to Station 18+00 and Cardinal Lane appear to be ready for public acceptance and placement on the Spring Town Meeting Warrant. Vega seconded the motion. The vote was unanimous.

Collins explained that he is seeking relief from the minimum front yard setback of 50' for Lots 27, 29, 30 and 31. He proposes a front setback of 35' so that the homes can be placed further away from the power lines.

Perkins made a motion to waive the front setback to no less than 35' for Lots 27, 29, 30 and 31. Vega seconded the motion. The vote was unanimous.

#### **LETTER OF SUPPORT FOR HOUSING COORDINATOR**

Perkins made a motion to have Bonavita write a letter of support to the Community Preservation Committee for funding of the part-time Housing Coordinator position. In response to a question from Vega, Burke clarified that this position is currently held by Fran Stanley. Barringer seconded the motion. The vote was unanimous.

#### **PLANNING BOARD WORK PLAN**

The Board agreed that modifications to the Flexible Development Bylaw and Concept Plan approval provisions would not be ready to proceed until the Fall Town Meeting.

Bonavita explained that she put together some draft language pertaining to the Site Plan Review Bylaw. She eliminated the special permit provisions from Section 218-25 and set forth a submission and review process that is very similar to the special permit review process. The Board agreed to advance the Article for inclusion on the Spring Town Meeting Warrant.

Bonavita offered to put together draft language for a Medical Marijuana Bylaw for discussion at the February 9<sup>th</sup> Planning Board meeting.

Burke explained that the Economic Development Committee is on board with removing the Concept Plan approval requirement from the Zoning Bylaws for businesses, industries and multi-family developments. The Board discussed the wisdom of requiring a concept plan to accompany zoning map amendments so that the Town Meeting will be better informed about the possibilities.

Burke clarified that he is interested in deleting Chapter 218, Section 18 (C) and Chapter 218, Section 27 from the Zoning Bylaws. He suggested that the Board may want to also alter Section 218-18(B) to eliminate some of the requirements, especially if a development is not envisioned at the time of the proposed zoning change. Alternatively, he suggested that the Board recommend that an applicant supply as much information as possible to ensure a favorable result.

Bonavita mentioned that the DPW Director requested that the Planning Board change the Subdivision Regulations to require 5' wide sidewalks instead of 4' sidewalks that are currently required. Bonavita explained that the current sidewalk plow is 5' wide- plowing a 4' wide sidewalk with a 5' wide sidewalk plow results in damaged landscaping and sprinkler heads. The Board agreed to revisit this at a future meeting.

#### **MINUTES**

Perkins made a motion to approve the minutes of October 27, 2016. Barringer pointed out that "Hargraves" was misspelled on page 2. Barringer seconded the motion with the amendment. The vote was unanimous.

Barringer made a motion to approve the minutes of November 10, 2016. Perkins seconded the motion. The vote was unanimous.

Perkins pointed out errors on the December 1, 2016 minutes. Svarczkopf was wrongly identified as being absent and Perkins was identified twice as being present. Perkins made a motion to approve the

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minutes of December 1, 2016 with the amendments. Barringer seconded the motion. The vote was unanimous.

Barringer pointed out that "Hargraves" was misspelled on page 6. Perkins made a motion to approve the minutes of December 8, 2016 with the amendment. Vega seconded the motion. The vote was unanimous.

Barringer pointed out that "Hargraves" was misspelled on page 3. Perkins made a motion to approve the minutes of December 8, 2016 with the amendment. Vega seconded the motion. The vote was unanimous.

Barringer made a motion to approve the minutes of January 12, 2017. Vega seconded the motion. The vote was unanimous.

#### **MISCELLANEOUS**

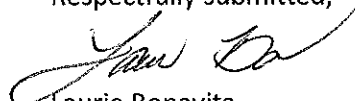
Barringer announced that the Complete Streets Committee is holding a Public Information and Input Session at 7:00 pm on Thursday, Feb 2<sup>nd</sup> in the 2<sup>nd</sup> floor conference room. He explained that the Committee is seeking feedback on the Draft Complete Streets Prioritization Plan. He explained that construction projects approved under the program must be completed within one year and most projects will have to be put out-to-bid, which will increase costs.

Bonavita asked if the Planning Board wanted her to make any changes to the Annual Report. The Board did not suggest any changes.

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

The meeting adjourned at 8:50 pm.

Respectfully submitted,



Laurie Bonavita

Land Use Director/Town Planner