

**PLANNING BOARD
APRIL 20, 2017
MINUTES**

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

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

Members absent: Barringer and Svarczkopf

SITE PLAN REVIEW MODIFICATION – GROTON COMMUNITY SCHOOL

In accordance with Groton Zoning By-law Section 218-25 Site Plan Review, the Groton Planning Board considered the application, submitted by the Groton Community School (GCS) to modify the Level I site plan to construct an addition to the existing school and to extend the addition approved in 2009. The addition and site changes are shown on the plan entitled, "Site Plan for Proposed Building Renovation, Groton Community School," prepared by Ducharme & Dillis Civil Design Group, dated December 31, 2008, with revisions through November 30, 2016. The proposed building renovation will be located at 110 Boston Road, Assessors' Map 222, Parcel 18, on the southerly side of Boston Road. Attorney Robert Collins, Design Engineer Stan Dillis and GCS Trustee Peter Myette were present.

Attorney Collins explained the history of the proposed modification to the plan approved in 2009 but never constructed. The latest modification enlarges the previously approved additions, but there is no increase in the number of students or faculty. The new site plan has less impervious cover because permeable pavement will be installed. The Conservation Commission is reviewing a Notice of Intent for the project.

Mr. Dillis said there is a change in the layout of the parking spaces, but more permeable pavement for a net reduction of 600 SF impervious area. The rain garden is larger on the new plan than it was on the 2009 site plan. The new addition includes a multi-purpose community room. The Planning Board waived the number of parking spaces in 2009 to 41. The proposed new plan has 42 spaces.

Member Giger asked about snow storage. Mr. Dillis said there are designated areas shown on the plan. They do not want snow stored in the rain garden.

Land Use Director Michelle Collette said the site plan approval usually includes a condition limiting the height of snow banks to three (3) ft and requiring the removal of stockpiled snow within 48-72 hours of a storm. Attorney Collins said they would be amendable to such a condition.

Member Perkins asked about lighting. Mr. Dillis said there has been no change in lighting since the 2009 plan.

Land Use Director Michelle Collette said the Earth Removal Stormwater Advisory Committee (ERSWAC) included the following condition in the Stormwater Permit regarding the ponding at the intersection of the shared access road and Boston Road:

“It is the applicant’s responsibility to prevent the products of erosion and sedimentation from reaching Boston Road and causing a safety hazard on the public way. There shall be no net increase in runoff or erosion to the public ways, the municipal storm drain system, or abutting properties. The Committee encourages the applicant to work with other responsible parties to prevent ponding and icing at the intersection of the shared access and Boston Road (Route 119).”

She said the parties at the ERSWAC public hearing agreed to this condition. Mr. Dillis said the original drainage system at the intersection was not installed as designed, and the corrections were not installed as designed either.

Chairman Burke suggested that the Board’s approval be contingent upon the Conservation Commission issuance of an Order of Conditions as well.

The motion was made by Perkins, seconded by Wilson, to approve the proposed modification of the Groton Community School Level I site plan as shown on the plan entitled, “Site Plan for Proposed Building Renovation, Groton Community School,” prepared by Ducharme & Dillis Civil Design Group, dated December 31, 2008, with revisions through November 30, 2016, with the following conditions:

1. Snow banks shall not exceed a height of five (5) ft. Snow stockpiles shall be removed no later than 72 hours after the end of a storm.
2. It is the applicant’s responsibility to prevent the products of erosion and sedimentation from reaching Boston Road and causing a safety hazard on the public way. There shall be no net increase in runoff or erosion to the public ways, the municipal storm drain system, or abutting properties. The Committee encourages the applicant to work with other responsible parties to prevent ponding and icing at the intersection of the shared access and Boston Road (Route 119).
3. The proposed modification of the site plan is contingent upon the issuance of an Order of Conditions by the Conservation Commission.
4. The proposed modification of the site plan is subject to Stormwater Management Permit #2017-07 issued by the Earth Removal Stormwater Advisory Committee.

And the following applicable conditions of the Site Plan Approval dated June 4, 2009:

5. The Board approved the site plan with the following conditions:
6. The applicant shall connect the facility to the municipal sewer system prior to the issuance of a building permit.
7. The Fire Chief shall review and approve the site plan prior to the issuance of a building permit.

8. The dumpster shall be screened appropriately, as required in Chapter 381-40 E, Service Facilities.
9. 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).
10. The proposed landscaping plan shall not include plantings that are identified as an invasive species by the Natural Heritage and Endangered Species Program (NHESP)
11. Parking for the disabled and access to the building shall comply with the requirements of the Architectural Access Board Regulations, 521 CMR, and the Americans with Disabilities Act.
12. All signs must conform to the Sign By-Law, Chapter 196 of the Code of the Town of Groton.

In 2009, the Planning Board granted the following waivers:

1. Section 218-23(B)(2) Places of public assembly, and (3) Schools, require a total of 49 parking spaces. The Board waived number of parking spaces from 49 to 41 as shown on the site plan.
2. Section 218-23(C)(3) which requires a minimum of two access points to a public way for parking lots with more than ten spaces. The existing boulevard entrance provides adequate access to the parking area.

The motion passed unanimously.

FILING FEE WAIVER – 788 BOSTON ROAD

The Board considered the request dated April 11, 2017 from GPR, Inc. to waive or reduce filing fees for the 788 Boston Road site plan. The Board also received an email message from Town Manager Mark Haddad in support of the request.

Design Engineer Bruce Ringwall and applicant Frank Hartnett of South Coast Development were present.

Chairman Burke explained that there are two types of filing fees – administrative and project review. The administrative fees are deposited into the General Fund and the project review fees are held in a separate escrow account to pay for peer review and construction inspections for that project.

Land Use Director Michelle Collette pointed out a discrepancy in the filing fees for Major Site Plan Review that should be corrected after Town Meeting. The Board will hold a public hearing in June on this and other necessary revisions to the Site Plan Review Regulations

Mr. Ringwall said the applicant is not requesting a waiver of the entire fee, but a reduction of the fee to pay the estimate cost of the peer review. The Board received an estimate of \$3900 from

Nitsch Engineering to review the site plan and has not yet received estimates for peer review of the traffic study.

Member Giger suggested reducing the administrative fees to give credit to the applicant for fees paid for multiple applications for this property in previous years.

Chairman Burke suggested a deposit of \$7500 for the project review fee with additional funds to be deposited if needed.

The motion was made by Perkins, seconded by Wilson, to reduce the administrative fee by the amount of administrative fees previously paid¹ for this property and to reduce the project review fee to an initial deposit of \$7500 with additional funds if needed. The motion passed unanimously.

PRE-SUBMISSION REVIEW – LAND ON COW POND BROOK ROAD

Attorney Robert Collins met with the Board to discuss the possibility of using the “Residential Compound” provisions of the Subdivision Regulations (Chapter 381, section 8.1). He said James Patierno would like to create 3-5 lots on a single access road and construct a duplex on each lot. One of the duplex units would be affordable, so all the units would count on the Subsidized Housing Inventory (SHI).

The Board said it did not think all units would count on the SHI because the project is not a Chapter 40B Comprehensive Permit. The Board will consult with Housing Coordinator Fran Stanley on this question.

Chairman Burke said he would to see the units clustered close together in a “pocket neighborhood.” Other Board members agreed.

Attorney Collins said he would submit a schematic plan for the Board’s consideration.

ROCKY HILL PERFORMANCE SURETY RELEASE

Attorney Collins said updated as-built plans have been submitted for Robin Hill Road and Cardinal Lane. The Design Engineer’s certification is still outstanding and will be provided. The Board said the surety cannot be released and the roads cannot be accepted as public ways until all outstanding items have been completed.

TOWN MEETING REPORTS

The following Board members will present reports to Town meeting:

Member Wilson	Article 22 Medical Marijuana
Chairman Burke	Article 23 Site Plan Review
Chairman Burke	Article 24 Concept Plan
Member Giger	Article 25 Moratorium on Recreational Marijuana

¹ The past administrative filing fees totaled \$2150.00 - mc

LAND USE DIRECTOR INTERVIEWS

The Board will meet on Thursday, April 27, 2017, at 7:00 PM to interview two finalists for the Land Use Director/Town Planner position.

MINUTES

The motion was made by Wilson, seconded by Perkins, to approve the minutes of April 6, 2017. The motion passed with Burke, Giger, Perkins, and Wilson in favor; Vega abstaining.

Meeting adjourned at 8:45 PM

Respectfully submitted,

Michelle Collette, AICP
Land Use Director/Town Planner