

TOWN OF GROTON PLANNING BOARD

August 31, 2017

Town Hall

A meeting of the Planning Board was held on Thursday, August 31, 2017, at 7:00 p.m. in the second floor meeting room at Town Hall, 173 Main Street, Groton, MA 01450

Chairman Wilson declared the meeting to order at 7:04 p.m. and called the roll.

Members Present:

Mr. Scott Wilson, Chair

Mr. Timothy M. Svarczkopf, Vice Chair (Arrived after roll call at 7:14 p.m.)

Mr. George Barringer, Clerk

Mr. Russell Burke, Member

Mr. John Giger, Member

Ms. Carolyn Perkins, Member

Mr. Michael Vega, Member (Arrived after roll call at 7:12 p.m.)

Also Present:

Mr. Takashi Tada, Land Use Director/Town Planner

Discussion

Chamberlains Mill – Street Acceptance/Performance Bond Release

Mr. Tada stated that they had been waiting for one more piece of information from Tom Delaney, DPW Director, regarding the final condition of the subdivision road. He said that Mr. Delaney provided that information in an e-mail which the Board had in their packets. Mr. Tada also said that Mr. Delaney had no questions or concerns that would hold up the acceptance of the street.

Mr. Tada pointed out that on the definitive plans it was simply known as Chamberlains Mill and not road or lane.

Chairman Wilson replied that sounded more like the name of a subdivision and not a road name.

Mr. Burke stated that he felt the Board should go with just Chamberlains Mill, per the plans.

Mr. Barringer made a motion to recommend the street acceptance for Chamberlains Mill.

Ms. Perkins seconded the motion.

Vote: 7 – 0 – Motion Carried

Mr. Tada commented, for informational purposes, that prior to the August 10th meeting Bob Collins provided a copy of what he thought was a final plan but he was going to confirm that with the engineer.

He said that Mr. Collins had to present something to the Selectmen. Mr. Tada said that the street acceptance policy listed in the Town bylaws stated that the applicant had to provide a Mylar which was endorsed by the Planning Board and then presented to the Board of Selectmen at some point before official acceptance. Mr. Tada said that he would follow up with Mr. Collins regarding that issue.

Mr. Burke made a motion to amend the street acceptance, making it subject to the provision of a Mylar prior to acceptance.

Mr. Barringer seconded the motion.

Vote: 7 – 0 – Motion Carried

Discussion

Master Plan Implementation Committee

Mr. Burke asked if the Board had solicited names from the public yet.

Mr. Tada replied they had not but that the deadline for each Board member to submit their list was today.

Chairman Wilson stated that they had talked about putting an ad in the paper.

Mr. Burke commented that he felt until the Board received public input that they should probably “kick the can down the road.”

Mr. Tada said that his understanding after the last meeting was that we had a draft call for volunteers but that there was also supposed to be a press release which he did not get around to drafting but he would follow up.

Approval of Meeting Minutes

There were no meeting minutes prepared to be accepted at this meeting.

Updates

Mr. Tada commented that he had not heard anything further from Mr. Steve Palmer, who had been before the Board about one month ago regarding his concept plan for the Groton Celestial Cinema. He further commented that although he had not heard from him personally that he had reached out to Mark Haddad, the Town Manager, asking him to put a place holder on the warrant of the Fall Town Meeting for proposed rezoning of the Sacred Heart Church property to a commercial use.

Ms. Perkins noted that Mr. Palmer needed to fill out the appropriate paperwork.

Mr. Tada agreed.

Mr. Burke said that according to the e-mail to the Town Manager, Mr. Palmer was asking the Planning Board to sponsor the rezoning article. Mr. Burke suggested that it was premature for the Planning Board to be the sponsor.

Mr. Tada stated that the last he had heard the applicant had met with the Building Commissioner and he still did not own the property.

Mr. Giger stated that was something he was going to point out and that he did not have standing if he did not own the property and that it should be done by whoever owns the property or by ten signatures on a citizens' petition.

Mr. Burke stated that typically the Planning Board would sponsor Warrant Articles based on a study or a master plan but would not sponsor a private project.

Ms. Perkins noted that the Board did recommend that the applicant seek some advice on how to proceed and it did not sound like he had done that.

Mr. Burke stated that he felt the Board should respond to Mr. Haddad that they would not sponsor the Article.

Chairman Wilson noted that the Board was not opposed but that they were not in a position to sponsor the project.

Ms. Perkins pointed out that the applicant needed to own the land in order to proceed. Chairman Wilson replied that the applicant could also obtain ten signatures and submit a citizens' petition.

Mr. Tada stated that he did not believe Mr. Palmer made a formal request of this Board to hold a public hearing and that he still had not.

Mr. Burke replied that he had not but that all he needed to do was to obtain ten signatures and submit them to the Board of Selectmen and then turn to the Planning Board. He said the Planning Board would then have to advertise and hold a public hearing prior to a vote at a Town Meeting.

Chairman Wilson reiterated that the applicant needed to get the paperwork in before any of that could be done.

Mr. Tada stated that the Board would have a discussion with the Senior Center Building Committee at the next Planning Board meeting on September 14, 2017. He said the Committee would be asking the Planning Board to provide formal support for their Warrant Article for the engineering study.

Chairman Wilson asked if that was presuming that a new building would be built in the same location as the existing building. Mr. Tada replied that he thought it was to help them determine whether to renovate the existing building or construct a new building on the same parcel.

Mr. Tada said that he received a special permit application from the Friends of Prescott for permission to rent out one room in the Prescott School for a business office for the Groton Inn and that the public hearing would be on the September 28, 2017, agenda.

Planning Board Meeting Schedule

2nd & 4th Thursday of the Month:

- August 31, 2017
- September 14, 2017
- September 28, 2017
- October 12, 2017
- October 23 – Fall Town Meeting
- October 26, 2017

Board Member Comments

Mr. Barringer stated that the Complete Streets Committee had put in a Warrant Article for the Town Meeting to request money for engineering. He further stated that the original quote was for \$54,000 but that number was shrinking.

Mr. Tada commented that he forgot to mention one thing regarding the Friends of Prescott application. In order to stay true to the Town Center Overlay District (TCOD) procedures in the Bylaw, he sent the application materials to the Design Review Committee members and asked them when they were available to meet. The purpose of the Design Review Committee is to provide recommendations to the Planning Board regarding projects in the TCOD.

Mr. Giger asked if Friends of Prescott were planning to make exterior modifications. Mr. Tada replied they were not and it was just to allow them to use an existing space within the existing building. He also replied that he thought the Commission on Accessibility would be commenting on handicap parking and access deficiencies which should be corrected.

Adjournment

Mr. Burke made a motion to adjourn. Mr. Barringer seconded the motion. The meeting was declared adjourned at 7:20 p.m.

Respectfully submitted,

Trish Gedziun
Recording Secretary