

TOWN OF GROTON PLANNING BOARD

October 23, 2017

Meeting Minutes

A special meeting of the Planning Board was held on Monday, October 23, 2017, at 6:30 p.m. in the cafeteria at the Groton-Dunstable Regional Middle School, 344-346 Main Street, Groton, MA 01450.

Chairman Wilson declared the meeting to order at 6:36 p.m. and called the roll.

Members Present:

Mr. Scott Wilson, Chair
Mr. Russell Burke, Member
Mr. John Giger, Member
Ms. Carolyn Perkins, Member

Members Not Present:

Mr. Timothy M. Svarczkopf, Vice Chair
Mr. George Barringer, Clerk
Mr. Michael Vega, Member

Also Present:

Mr. Takashi Tada, Land Use Director/Town Planner

ANR Plan (Approval Not Required Plan)

330 Old Dunstable Road (Lewis)

Attorney Bob Collins presented an ANR plan by Ducharme & Dillis Civil Design Group (DDCDG) dated 4/20/2017, on behalf of the landowner, Richard Lewis. The plan proposes to subdivide the property into four conventional lots. Lot 1 includes the existing house of Mr. Lewis. Access to Lot 4 is shown via an easement from Old Dunstable Road across Lots 2 and 3. The frontage for Lot 4 is on Bridge Street. Mr. Collins said a future building proposal for these lots could include a shared driveway off Old Dunstable Road. He also said any access to Bridge Street would be precluded by a deed restriction.

Mr. Rod Hersh, an abutter (8 Bridge Street) stated that Bridge Street is a private way and his property deed includes the full width of Bridge Street. Mr. Collins said his own research indicates that the Town owns Bridge Street. Mr. Hersh also stated that Mr. Lewis told him there is a conservation restriction on the property that would prohibit future development.

The Board members informed Mr. Hersh that the ANR plan only proposes to subdivide the property; it does not propose any buildings or other development. Any future development proposals would have to be reviewed and permitted accordingly.

Mr. Giger made a motion to endorse the ANR Plan prepared by DDCDG for Richard Lewis, dated 4/20/2017. Mr. Burke seconded the motion.

VOTE: 4 – 0 – MOTION CARRIED

Marijuana Moratorium

Mr. Burke recommended that the Board consider taking a two-step approach to proposing marijuana regulations at the next Town Meeting. The first step should be a Warrant Article proposing extension of the Town's moratorium on recreational marijuana to December 31, 2018, as recommended by the Attorney General's office. The current moratorium is in effect through June 30, 2017. The second step would be a subsequent Warrant Article for the (yet to be drafted) proposed marijuana bylaw. Extension of the moratorium would provide cover for the Town if the proposed marijuana bylaw is rejected by Town Meeting voters.

Groton Inn – Landscape Plan Modifications

The Groton Inn proposed modifications to their planting schedule and landscaping plan, in the front part of the site (i.e., visible from Main Street). A partial sketch plan and a modified plant list were provided in advance of the meeting. Some of the modifications are due to lack of availability of the approved plant varieties, while other modifications will make more practical sense in terms of maintenance and snow plowing. Mr. Burke made a motion to approve the modifications contingent on a revised plan. Mr. Giger seconded the motion.

VOTE: 4 – 0 – MOTION CARRIED

Adjournment

Mr. Giger made a motion to adjourn. Mr. Burke seconded the motion. The meeting was declared adjourned at 7:55 p.m.

Respectfully submitted,

Trish Gedziun
Recording Secretary