

TOWN OF GROTON PLANNING BOARD

May 9, 2019
Meeting Minutes

A meeting of the Planning Board was held on Thursday, May 9, 2019, at 7:00 p.m. in the second floor meeting room at Town Hall, 173 Main Street, Groton, MA 01450

Members Present:

Mr. Russell Burke, Vice Chair
Mr. Timothy M. Svarczkopf, Clerk
Ms. Carolyn Perkins, Member
Ms. Annika Nilsson Ripps, Member
Mr. Gus Widmayer, Member

Not Present:

Mr. George Barringer, Chair
Mr. Scott Wilson, Member

Also Present:

Mr. Takashi Tada, Land Use Director/Town Planner

Discussion – Site Plan Modification – Gazebo Location Plan 99 Shirdi Way (NESSP Temple)

Mr. Tada commented that at the last meeting the Planning Board approved the site plan modifications which NESSP had requested but they did not have a drawn plan showing the changes. He said he received a drawing from Place Associates, Inc., which was currently working with the Temple. He further said the plan showed the proposed relocation of the gazebo as well as the parking area.

Mr. Tada stated he would generate a letter which would reference the Board's vote from the last meeting and specifically list the modifications the Board was approving, the relocation of the gazebo, the parking area, and the size of the guardrail posts.

Ms. Nilsson Ripps made a motion to accept the plan to be accompanied by a written notification which specified what was being modified on the plan, prepared by Places Associates, dated 5/3/2019. Mr. Widmayer seconded the motion.

VOTE: 5 – 0

MOTION CARRIED

Discussion – Reedy Meadow Estates Drainage Issues - Update

Mr. Tada commented that the placement of a drainage easement on conservation land was approved at the Spring Town Meeting and he thought the ball was currently in Representative Harrington's and Senator Kennedy's court.

Mr. Burke said the legislative delegation had to submit specific legislation to authorize the use of the conservation land for drainage purposes.

Mr. Tada noted that one of the pieces of the land swap component of the agreement was to have a conservation restriction placed on a portion of Jack Lorden's property, which abutted the Conservation Commission's property. He said Mr. Lorden had very recently passed away and he was not sure how that would affect the land swap but they did have his signature on a letter which indicated that he agreed to the swap.

Discussion – Boynton Meadows, 134 Main Street – Update

Mr. Burke noted that the Planning Board had met with some of the owners of the units at 134 Main Street who were concerned that the remaining work to be done to the road, the drainage and other infrastructure, would not be done by the developer. He said the Planning Board asked Mr. Tada to write a letter to the developer requiring what his timeline and intent was with respect to the outstanding items. He noted the Conservation Commission and the Stormwater Committee were also sending similar letters to the developer.

Mr. Tada stated that the letters from the Planning Board, the Conservation Commission and the Stormwater Committee were sent to Town Counsel for review and the only suggested revision to the Planning Board's letter was to insert a reference to the unfinished basement portion of the main building on 134 Main Street because that was the only leverage the Planning Board had.

Mr. Tada commented the letters were sent out today via certified mail to Mount Laurel Development and the residents of the development would receive copies.

Discussion – Municipal Vulnerability Preparedness (MVP)

Mr. Tada reported the application was submitted on May 3rd.

Committee Updates

- Complete Streets Committee

Mr. Burke stated at the last meeting that Mr. Barringer informed the Planning Board that the state had decided to prioritize Complete Streets funding only for those communities who had not yet received money.

- Master Plan Implementation Committee

Ms. Perkins stated she had no updates but the committee was still working.

- Community Preservation Committee

Ms. Perkins reported that everything passed at the Spring Town Meeting and the Housing Coordinator position would remain in place.

General Business

- Housing Production Plan

Mr. Tada stated that Karen Chapman from the Montachusett Regional Planning Commission (MRPC) would attend the June 27th Planning Board meeting and provide an introduction to the Housing Production Plan and the process for updating the plan.

Mr. Svarczkopf asked what the Housing Production Plan was. Mr. Burke replied it was a plan that could provide a little bit of slack in terms of 40B projects and it was an indication of a community's intent to promote housing diversity.

- ZBA Updates

June 5, 2019, Agenda Item - 125 Martins Pond Road – Approval for a fourth lot to access an already shared driveway which currently served three lots. This stemmed from the Planning Board's public hearing on April 25th when it came to light that a proposed shared driveway was not allowable unless the ZBA approved the shared access to the fourth lot.

Mr. Svarczkopf said this case was a good reminder of why there are limits on shared access.

Mr. Widmayer noted that the Conservation Commission's proposed access at 125 Martins Pond Road would be for non-vehicular use. He also pointed out the odd configurations of the Skyfields Drive house lots, which predated the current zoning regulations.

Mr. Widmayer also asked for clarification on the Conservation Commission's practice of valuating potential conservation land based on the highest and best use. Mr. Burke explained that it was a requirement for state grants to obtain an independent appraisal of the highest and best use of the land.

- Meeting Minutes – April 25, 2019

Ms. Perkins made a motion to approve the minutes from the April 25, 2019, meeting.

Mr. Widmayer seconded the motion.

VOTE: 5 – 0

MOTION CARRIED

Planning Board Meeting Schedule

2nd & 4th Thursday of the Month:

- May 9th
- May 23rd

- June 13th
- June 27th

Adjournment

Ms. Nilsson Ripps made a motion to adjourn. Mr. Svarczkopf seconded the motion. The meeting was declared adjourned at 7:47 p.m.

Respectfully submitted,

Trish Gedziun
Recording Secretary

Approved 5/23/2019