

## **TOWN OF GROTON PLANNING BOARD**

**May 23, 2019  
Meeting Minutes**

A meeting of the Planning Board was held on Thursday, May 23, 2019, at 7:00 p.m. in the second floor meeting room at Town Hall, 173 Main Street, Groton, MA 01450

### **Members Present:**

Mr. George Barringer, Chair  
Mr. Russell Burke, Vice Chair  
Mr. Timothy M. Svarczkopf, Clerk  
Ms. Carolyn Perkins, Member  
Mr. Gus Widmayer, Member

### **Not Present:**

Mr. Scott Wilson, Member  
Ms. Annika Nilsson Ripps, Member

### **Also Present:**

Mr. Takashi Tada, Land Use Director/Town Planner

### **Discussion – Request for Minor Plan Modifications, Groton Inn, 128 Main Street**

Mr. Dan Wolfe, David E. Ross Associates Inc., representing the applicant, addressed the Board and said there was a need for additional paved parking on the site and they proposed to pave the area that had been leveled off and reserved for overflow parking. He said it would fit in nicely and minimal grading was required. He also said they addressed the additional drainage by adding one catch basin in the northerly corner of the parking lot.

Mr. Wolfe stated that he submitted drainage calculations showing the increase in the pavement on the impervious area and it still yielded them with a lesser outflow in each of the 2, 10, 25 and 100-year storm events. He also stated that he received a letter from Nitsch Engineering which indicated they performed a review of the drainage calculations and the site plan which resulted in three comments:

1. The applicant should provide calculations demonstrating that the As-Built Flared End Section (FES1) and associated riprap surrounding the outlet can dissipate the additional stormwater flow directed to it from Catch Basin 13.

Mr. Wolfe said it was the first time he was ever asked to quantify whether there was enough riprap. He further said they were adding riprap and the water going out of the riprap outfall would

go into a stone lined forebay which would then cross a stone reinforced berm into a stone lined detention basin and onward throughout the system.

Mr. Wolfe commented he did not feel the additional flow would disrupt the riprap.

Mr. Burke asked if there were any way to quantify it. Mr. Wolfe replied he had never been asked to quantify it. He further replied the outfall amount of water could be quantified and had been quantified. Mr. Burke asked what the requisite amount of riprap would be for the anticipated flow. Mr. Wolfe replied he did not know how to do that but he was sure there were some calculations that could be done on what would equate to extremely large-scale projects, like a city block. He said he did not feel like one catch basin leading to a riprap outfall would overextend the ability of the riprap to handle the flow.

2. The Stormwater Report referenced a "Post-Development Drainage Area Plan," sheet 2 of 2, which was not included in the submission. The applicant should provide the Post-Development Plan Area Plan for review. There is an additional reclaimed asphalt driveway/walkway shown on the Plan which was not included on the original approved version of the plan and does not appear to have been included as part of the past development runoff calculations.

Mr. Wolfe said the Post-Development Drainage Area Plan was included in all of the packets and he was not sure why Nitsch Engineering did not have the plan, but an electronic copy was forwarded to Nitsch Engineering earlier that day.

Mr. Wolfe, referring to the additional reclaimed asphalt driveway/walkway, stated that during the construction of the project there was an access way which was built to service wood deliveries for the wood stove in the restaurant. He further stated that Nitsch Engineering indicated that was a potential issue but was not included in the Post-Development runoff calculations. Mr. Wolfe said the existing access road was made out of a pervious product (asphalt shavings) that provided infiltration and he did not feel the access road added to the drainage situation.

3. There is an existing irrigation well shown along the east edge of the reclaimed asphalt driveway/walkway. The applicant should confirm the well is protected from potential snow storage build up or potential vehicular traffic from the reclaimed asphalt driveway/walkway.

Mr. Wolfe said they defined snow storage areas but they were not in the area of the well and in terms of vehicular traffic, it was at an absolute minimum and he did not see any sort of hazard.

Mr. Wolfe said the process they were following was the same exact process they followed approximately two years prior when they added another small section of pavement. He noted in January of 2018, they formally asked for the Planning Board's support with regard to a minor change to an already approved site plan.

Mr. Widmayer asked if the minor site plan modification required public notice? Mr. Burke replied it did not.

Mr. Svarczkopf asked if the wellhead at the access road was at grade or above grade. Mr. John Amaral, Partner & Founder, Omni Properties, replied it was above grade by about 18”.

Mr. Svarczkopf asked what the well was for. Mr. Amaral replied it was for irrigation purposes. Mr. Svarczkopf commented that he felt the only potential damage would be to the applicant.

Mr. Barringer asked by what percentage the additional parking increased the impervious pavement. Mr. Wolfe replied it was approximately 5%.

Mr. Burke asked if the plan had altered the Table of Zoning Compliance. Mr. Wolfe replied he believed the numbers had been slightly modified but that was included in what was presently being proposed.

Mr. Burke made a motion to approve the proposed request as a minor site plan modification with the stipulation if evidence appeared that the existing riprap could not adequately dissipate the increased flow that the applicant would rectify it. Mr. Svarczkopf seconded the motion.

**VOTE: 5 – 0**

**MOTION CARRIED**

***Discussion – Request for Extension of Site Plan Review Permit  
Groton Community School, 110 Boston Road***

Mr. Widmayer announced that he would recuse himself from consideration and action relative to the matter as he had hired Mr. Stan Dillis and Attorney Bob Collins to assist him with the approval process for the property located at 240 Main Street. Mr. Widmayer took a seat in the audience section of the room.

Mr. John Amaral, representing the applicant, in his role as a member of the Board of Trustees for the Groton Community School, stated they had previously received approval from the Planning Board for a site plan modification. He further stated they were presently seeking a one-year extension of that site plan modification permit as the first one had expired. He pointed out that they weren't proposing any additional plan changes.

Mr. Amaral noted that they entered into an agreement with Lawrence Academy to move into the former Country Day School for a period of one year while the construction was being done. He also said the Stormwater Management Permit had expired, and he requested an extension from the Earth Removal Stormwater Advisory Committee and would appear before them on June 4<sup>th</sup>.

Mr. Amaral commented it was a 28-week project and the hope was to have it completed by the middle of the following spring and they would move back in fall of 2020.

Mr. Burke made a motion to approve a one-year extension of the previously approved site plan modification for 110 Boston Road at the request of the applicant, with no additional changes to the plans. Ms. Perkins seconded the motion.

**VOTE: 4 – 0**

**MOTION CARRIED**

**Discussion – Candace Lane Parcels, off Townsend Road (LaValley Hill Trust)**

Mr. Widmayer remained recused.

Attorney Bob Collins, representing the LaValley family, stated that lot #1 on the property was 16.79 acres and was created prior to the Town having the coefficient of irregularity in the bylaw to regulate the configuration of lots. He said he was asked by the LaValley family to take a look at it to see if there were something that could be done with the lot. He further said one thing that occurred to him that might make some degree of sense was to do one or two lots on a shared driveway under a Special Permit. He added it would provide a reason for gifting another 10 or 12 acres which would be next to protected conservation land.

Attorney Collins pointed out there was a restriction in the original approval that the road could not be extended but it did not prohibit a driveway.

Attorney Collins commented that he felt it was an important question to ask before the property owner put it on the market.

Mr. Barringer asked Attorney Collins exactly what his question to the Planning Board was. Attorney Collins replied his question was whether or not the Planning Board would consider looking at the parcel as a small building lot which would require a special permit but create some open space. Mr. Burke replied he felt Attorney Collins would have to produce compelling reasons why the Planning Board would grant the special permit. Ms. Perkins said she would want to see more details. Mr. Svarczkopf commented that he felt it was definitely worthy of some consideration. Mr. Barringer said he would certainly not stop Attorney Collins from bringing it forward but it would have to be thoroughly vetted.

Mr. Widmayer returned to his seat as a full voting member of the Board.

**Discussion – Peer Review of Engineering Accounts**

Mr. Tada stated the Town Accountant, Patricia Dufresne, provided him with a list of old escrow accounts that might be eligible to be closed out. He said after reviewing them he discovered that only a few of them were under the purview of the Planning Board. He said the only items on the list which remained that were Planning Board Performance Bonds were Bertozzi Farm

Estates on Amelia Way which was still active and Chamberlain's Mill Lane which was the subdivision off School House Road and was completed two years prior.

Mr. Tada explained that the Planning Board had agreed to release a substantial portion of the performance bond for Chamberlains Mill Lane and the road was turned over to the Town. However, at the recommendation of Nitsch Engineering, the Planning Board kept approximately \$3,900 in the performance bond to cover the potential need to replace four trees within the circle of the road. He further said he had asked Mr. Tom Delaney, Tree Warden, to provide him with an assessment of the trees in the near future.

**Appoint MRPC (Montachusett Regional Planning Commission) Representative for 2019-2020**

Ms. Perkins made a motion to appoint Mr. Russell Burke as the Planning Board's representative to the MRPC (Montachusett Regional Planning Commission.) Mr. Widmayer seconded the motion.

**VOTE: 4-0-1 (Abstained – Burke)**  
**MOTION CARRIED**

**Discussion - Reedy Meadow Estates Drainage Issues- Update**

Mr. Barringer commented it appeared as though the land swap was still in process.

**Committee Updates**

- Master Plan Implementation Committee

Ms. Perkins said they were making a lot of progress and she was hoping the assessment would be done in a couple of months.

- Community Preservation Committee

Ms. Perkins pointed out that as she would be resigning her position on the Planning Board, another member needed to be appointed as the Board's representative to the CPC.

**General Business**

- Housing Production Plan

Mr. Tada stated an introduction to the Housing Production Plan would be on the agenda at the June 27<sup>th</sup> Planning Board meeting and it would be advertised as a public hearing in the Groton Herald and on the Town's website. He said Ms. Karen Chapman would be the representative attending the meeting from the MRPC.

- ZBA Updates - There were no updates.

Mr. Barringer commented that he thought the Board had decided to send a letter to their elected state representatives regarding the Complete Streets Program funding. He indicated he would assist in composing the letter.

- Meeting Minutes – May 9, 2019

Ms. Perkins made a motion to approve the minutes from the May 9, 2019, meeting.  
Mr. Svarczkopf seconded the motion.

**VOTE: 5 – 0**

**MOTION CARRIED**

### **Rollstone Bank & Trust signage at 788 Boston Road**

Mr. Tada stated he was contacted by Mr. Damon Irby, Capital Sign Group, who was doing the signage for Rollstone Bank at Four Corners. The bank is open and there is a problem with people having trouble navigating the drive-thru lane. He said the bank is interested in placing directional signs to reduce this problem, as well as an additional wall sign on the drive-thru overhang which would face Sandy Pond Road. The directional signs are allowed under the Sign Bylaw, but the additional wall sign would go beyond what they had already been approved for.

The Board members indicated that Rollstone Bank should appear before them with a formal sign modification request and provide more detailed information.

### **NESSP Temple - Update**

Mr. Tada said the NESSP Temple was trying to wrap-up the sitework that was covered under the performance bond which the Temple offered in exchange for being able to temporarily occupy the building. He said the sitework was nearing completion and the applicant requested a final site inspection. The site inspection has been scheduled for Tuesday, June 11<sup>th</sup> at 8:00 a.m. Mr. Tada, Michelle Collette (Stormwater Inspector) and Zuki Mahmuljin from Nitsch Engineering would attend.

### **Other Updates**

The Bank of America ATM is still operating, but they will be applying for a Special Permit.

The Housing Partnership will meet with Donald Van Dyne, of 797 Boston Road, to discuss a potential housing development. The meeting will be on Tuesday, May 28<sup>th</sup>, at 3:30 PM. Mr. Widmayer asked what the premise of the meeting is. Ms. Perkins explained that the Housing Partnership is an appointed board with the purpose of facilitating projects that create affordable housing in Groton.

Ms. Perkins confirmed that she would be submitting her letter of resignation to the Town Clerk in the coming week, now that the CPC application cycle has been completed. She reminded the Board members that they will need to appoint a new CPC representative. Mr. Barringer thanked Ms. Perkins for her many years of excellent service as a Planning Board member. Mr. Tada noted that the Board would need to reorganize and make committee/liaison appointments before July 1<sup>st</sup>.

### **Planning Board Meeting Schedule**

2<sup>nd</sup> & 4<sup>th</sup> Thursday of the Month:

- June 13<sup>th</sup>
- June 27<sup>th</sup>

### **Adjournment**

Mr. Burke made a motion to adjourn. Ms. Perkins seconded the motion. The meeting was declared adjourned at 8:07 p.m.

Respectfully submitted,

Trish Gedziun  
Recording Secretary

***Approved 6/13/2019***