

PLANNING BOARD in JOINT SESSION with the SELECT BOARD
Monday, July 1, 2019
Special Meeting Minutes

A meeting of the Planning Board was held in joint session with the Select Board on Monday, July 1, 2019, at 7:15 p.m. in the Second Floor meeting room at Town Hall, 173 Main Street, Groton, MA 01450

Members Representing the Planning Board:

Mr. Russell Burke, Chair
Mr. Scott Wilson, Vice Chair
Ms. Annika Nilsson Ripps, Clerk
Mr. George Barringer, Member
Mr. Gus Widmayer, Member

Not Present:

Mr. Timothy M. Svarczkopf, Member

Members Representing the Select Board

Ms. Alison Manugian, Chair
Mr. Joshua Degen, Vice Chair
Mr. John Reilly, Clerk
Ms. Rebecca Pine, Member
Mr. John Giger, Member

Also Present:

Mr. Takashi Tada, Land Use Director/Town Planner

Mr. Mark W. Haddad, Town Manager

Consideration of Appointing Mr. David Bonnett to the Planning Board until the May 2020 Annual Town Election

Mr. Haddad stated that the vacancy on the Planning Board had been advertised and Mr. Bonnett was the only applicant for the position.

Mr. Burke called the meeting of the Planning Board to order and noted upon completion of the deliberation of Mr. Bonnett's appointment, the Planning Board would continue its meeting in the lunch room to address some time-sensitive issues.

Mr. Giger asked Mr. Bonnett to provide a brief summary of his background.

Mr. Bonnett explained that he was a professional engineer and had worked for the same company for 31 years. He further explained he was originally from Montreal and became a citizen the previous year and decided he wanted to become a volunteer.

Mr. Barringer made a motion to nominate Mr. David Bonnett to the Planning Board. Ms. Pine seconded the motion.

A Roll Call was taken, which resulted as follows:

Yea: Ms. Pine, Mr. Degen, Mr. Reilly, Ms. Manugian, Mr. Giger, 10
Mr. Widmayer, Ms. Nilsson Ripps, Mr. Barringer,
Mr. Wilson, Mr. Burke

Nay: 0

MOTION CARRIED: 10 – 0

Mr. Haddad stated that Mr. Bonnett would be sworn in that evening by the Town Clerk.

Planning Board Reconvene in the Second Floor Lunchroom to Consider the Following:

- ***NESSP Temple Sitework Status***

Mr. Bill Murray of Places Associates Inc., representing the NESSP Temple, stated they were close to completion with 90% of the work being done, and he pointed out that much of the remaining work was of the paperwork variety. He further stated the as-built plans had been accepted by the Water, Fire and Building departments.

Mr. Murray added that the paving, landscaping and sealing had all been completed, but Places Associates are the fourth engineering firm on the project. As such, the As-Built plan cannot be certified as 100% complete because he had not seen all of the previous work.

Mr. Murray pointed out that the bond would expire on July 20th and asked if it could be extended. He added the Certificate of Occupancy expired on July 6th.

Mr. Burke stated the Planning Board could provide a favorable recommendation to the Building Commissioner but was sure some of the bond would have to be retained.

Mr. Barringer commented the Town needed to have an access easement/agreement from NESSP.

Mr. Widmayer said the Temple situation seemed to be similar to Boynton Meadows, 134 Main Street, which did not have a performance bond in place.

Mr. Singh and Mr. Murray reviewed the items on Nitsch Engineering's report.

In light of the expiring performance bond and temporary Certificate of Occupancy, the Planning Board considered on-the-fly reductions to the most recent Nitsch Engineering construction estimate. This could allow NESSP to secure a new bond for a reduced amount.

The Planning Board members agreed on a 50% reduction of the cost of the "Stormwater" items, and to retain \$30,000 under the "Street Acceptance" category. The Board members also agreed on a six-month time period for the new bond.

Ms. Nilsson Ripps made a motion to recommend the issuance of a permanent Certificate of Occupancy with the following conditions:

1. NESSP to secure a new \$100,000 performance bond for at least six months; effective prior to 7/20.
2. NESSP to provide a written right-of-entry letter, or grant an easement, allowing the Town to access the property.
3. The Building Commissioner would physically retain the Certificate of Occupancy until items the first two conditions are met.

VOTE: 5-0-0

MOTION CARRIED: Unanimously

- ***788 Boston Road, Rollstone Bank & Trust Signage Modification Request***

Mr. Arthur Feehan, Rollstone Bank & Trust, addressed the Board and explained the need for an additional wall sign on the drive-thru side of the bank building at 788 Boston Road.

Mr. Barringer made a motion to approve the signage modification request with the following stipulations:

1. It remains as shown on the schematic dated 5/22/19.
2. It is non-illuminated.
3. It is intended to replace one of the other existing signs (total of three wall signs approved).

VOTE: 5-0-0

MOTION CARRIED: Unanimously

Adjournment

Ms. Nilsson Ripps made a motion to adjourn. Mr. Barringer seconded the motion. The meeting was declared adjourned at 8:18 p.m.

Respectfully submitted,

Trish Gedziun
Recording Secretary

Approved 9/12/2019