

TOWN OF GROTON PLANNING BOARD

September 26, 2019

Meeting Minutes

A meeting of the Planning Board was held on Thursday, September 26, 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, Chair
Mr. Scott Wilson, Vice Chair
Mr. David Bonnett, Board Member

Members not Present:

Mr. George Barringer, Board Member
Mr. Timothy M. Svarczkopf, Board Member (Arrived at approximately 7:16 p.m.)
Ms. Annika Nilsson Ripps, Clerk

Also Present:

Mr. Takashi Tada, Land Use Director/Town Planner

At the beginning of the meeting, Mr. Burke pointed out there were only three Planning Board members present and therefore, did not constitute a quorum. He also pointed out that a fourth member was expected to arrive late.

Mr. Burke introduced Ms. Lorayne Black who was present to express interest in becoming a member of the Planning Board.

Ms. Black explained she had lived in Groton for 31 years and was currently working as a landscape architect at AECOM. She said she had a Bachelor's Degree in Environmental Design from the University of Massachusetts, a Master's Degree in Landscape Architecture, and was registered in six states as a Professional Landscape Architect. She further said her profession led her to appear before numerous Planning Boards and Conservation Boards and was quite familiar with the regulations and processes.

Ms. Black stated she had a seat on the Design Review Committee for a number of years and was part of the group who brought the regulations and guidelines together. She also said she had done quite a bit of pro-bono work for the town. Ms. Black commented she felt she would come to the Board with a good deal of experience and she had a strong desire for looking at sustainability issues, low-impact development and, native plantings.

Mr. Burke commented that Mr. Svarczkopf arrived at approximately 7:16 p.m. which then constituted a quorum but noted there were some items on the agenda which required a super-majority of five voting members and would, therefore, have to be continued to the next meeting.

**Discussion – Minor Site Plan Review – 282 Farmer’s Row
Groton School Faculty Housing**

Attorney Bob Collins, representing the applicant, addressed the Board and said the proposal was to create eight units for faculty housing in two phases. He said the access portion to the campus was through the network of the Groton School’s driveways which had been Shirley Road.

Attorney Collins said part of the applicant’s proposal was to place a circular driveway for the two identical buildings that each had a separate garage. He also said each building would have four proposed units adding the units were designed so that people with mobility issues could occupy them. He said the entrances were at ground level and each had a bedroom and full bathroom on the first floor.

Attorney Collins explained the Stormwater Advisory Committee had reviewed the plan and issued a limited stormwater permit for the project. He further explained the site was served by municipal water.

Attorney Collins shared that he felt it was a worthwhile project and worthy of approval. He said it wasn’t visible to any public road and would be done very tastefully. He added the proposed project would be built in two phases; noting the first one would commence in the fall with the construction beginning in the spring and the remaining one would happen in approximately one or two years as funding permitted.

Mr. Svarczkopf asked if there would be an on-site septic system? Attorney Collins replied it would be part of the Groton School treatment facility which was overseen by DEP.

Mr. Svarczkopf asked if there was appropriate access for emergency vehicles. Attorney Collins replied it had already been reviewed by both the police and fire departments and they both agreed it was a fine design.

Mr. Svarczkopf asked if the Groton School provided fire protection. Attorney Collins replied they would be sprinkled and they did rely on the town’s fire department.

Mr. Burke asked how many parking spaces would be created. Attorney Collins replied there were fourteen existing spaces would be shifted over to serve the Alumni Offices but each unit would have two spaces, one in the garage and one outside of the garage which would be a total sixteen.

Mr. Burke commented he felt the proposal fell under the criteria of a major site plan review and suggested Attorney Collins file it as such.

Mr. Wilson made a motion to continue the discussion, date specific, to the October 10, 2019, meeting. Mr. Bonnett seconded the motion.

**VOTE: 4 – 0
MOTION CARRIED**

**Discussion – Performance Bond Release and Street Acceptance
Mockingbird Hill Road (Rocky Hill Subdivision)**

Attorney Collins, representing the applicant, stated a request was submitted to release the road bond on Mockingbird Hill Road. Attorney Collins stated the Planning Board had a letter from the engineer who had reviewed both the as-built and inspected the road. He said he felt it was ready to move forward for road acceptance which would require the Planning Board to vote to release the road bond and vote to recommend that the Select Board lay out the road and put it on the Warrant for acceptance.

Mr. Tada pointed out they had the latest update from Nitsch Engineering which included final revisions and any outstanding questions and errors were answered and corrected. He further pointed out that Mr. Jared Gentilucci from Nitsch Engineering indicated he was satisfied with the report. He said the only thing he did not have was Mr. Tom Delaney's (Department of Public Works Director) concurrence that the road was all set; he noted he had a verbal concurrence but had asked him to provide it in writing.

Mr. Wilson made a motion to release the bond and recommend the Select Board accept Mockingbird Hill Road. Mr. Bonnett seconded the motion.

VOTE: 4 – 0

MOTION CARRIED

**Discussion – Major Site Plan Review – Draft Decision of Approval
240 Main Street – Kilbourn Place LLC**

Mr. Stan Dillis from Ducharme & Dillis addressed the Board and said he had eliminated a parking spot and made a crosswalk which went all the way through and there was a planter on either side. He said there was not enough room to make any kind of vegetated planting and it would make it very difficult to plow, pointing out the planters could be moved in the winter months. He also said a light was added at the crosswalk.

Attorney Collins commented that the Planning Board had asked whether or not a second dumpster was required and after consulting with the Board of Health, it was not required.

Attorney Collins stated the Board had also asked for a lighting photometric plan and he had not yet received it. He asked if the item could be continued at the next meeting.

Attorney Collins shared that the Historic District Commission did not like the new design and would not approve it. He further shared Mr. Dan Quayle was working on something that hopefully everyone would like and he would share it on the 10th.

Mr. Burke and Mr. Svarczkopf both pointed out that the Planning Board did not have discretion over the design of the property other than if it was something that functionally affected the site, for example, the lighting.

Attorney Collins mentioned he would like a member of the Historic District Commission to attend the meeting on October 10th.

***Major Site Plan Review – Draft Decision of Approval
546 Main Street – Proposed Hindu Temple***

Mr. Dillis was present on behalf of the applicant and stated the Planning Board had asked for modifications on the plan and noted the plans had been revised and re-submitted to Mr. Tada. He said one of the major concerns was the lighting plan which as submitted, did not reflect light which overflowed onto the abutting properties.

Mr. Burke noted this was a Dover Amendment application that was made for site plan review.

Mr. Svarczkopf asked if there was anything in the draft agreement regarding maintaining the construction site. Mr. Tada replied there was and it was one of the stipulations of approval.

Mr. Svarczkopf made a motion to accept the draft site plan review approval, PB #2019-13 for the Parvati Parameswara Temple located at 546 Main Street. Mr. Bonnett seconded the motion.

**VOTE: 4 – 0
MOTION CARRIED**

***Public Hearing (Continued)
Flexible Development Subdivision – Definitive Plan and Special Permit
372 Townsend Road (R.D. Kanniard Homes)***

The Public Hearing was continued to the next Planning Board meeting due to lack of a five-member (super-majority) quorum.

Mr. Wilson made a motion to continue to public hearing date specific, to the October 10, 2019, meeting at 8:00 p.m. Mr. Svarczkopf seconded the motion.

**VOTE: 4 – 0
MOTION CARRIED**

Discussion – Reedy Meadow Estates Drainage Issues - Update

Mr. Tada commented they were still waiting on the legislature to accept the exchange of conservation land.

Discussion – Municipal Vulnerability Preparedness (MVP) Grant

Mr. Tada commented they sent out Request for Qualifications (RFQ's) earlier in the month to ten certified vendors and received three qualifications back which were Dodson & Flinker, Green International and, Weston & Sampson.

Mr. Burke stated the item would be discussed at the October 10th meeting in order to provide the Board time to review each vendor.

Committee Updates

- Complete Streets Committee

Mr. Burke commented the state was now willing to award money to people for the second round of funding.

Mr. Tada noted he had spoken with a member of the Complete Streets Committee and they were trying to schedule a meeting soon but the realistic timetable for submittal of the second round of projects would be in May 2020.

- Master Plan Implementation Committee

Mr. Tada said there was a draft cover letter that would go along with an Excel spreadsheet assessment of all of the Master Plan goals and recommendations. He said they received final comments from the Conservation Commission and it was very close to being finalized and presented to the Planning Board.

- Community Preservation Committee

Mr. Svarczkopf commented the application had been posted and announced. He further commented there were a couple of projects which were moving through the historic document storage which included the library roof. He said the next meeting would be held on October 16th.

General Business

- ZBA Updates – There were no updates.
- Housing Production Plan Update – October 10th

Mr. Tada commented this item would be discussed at the October 10, 2019, Planning Board meeting and Ms. Karen Chapman from the Montachusets Regional Planning Commission and Ms. Fran Stanley, Housing Coordinator for Groton would provide updates.

Planning Board Meeting Schedule

- October 10th
- October 21st – Fall Town Meeting
- October 24th

Adjournment

Mr. Wilson made a motion to adjourn. Mr. Svarczkopf seconded the motion.

VOTE: 4 – 0

MOTION CARRIED

The meeting was adjourned at 8:30 p.m.