

TOWN OF GROTON PLANNING BOARD

October 24, 2019

Meeting Minutes

A meeting of the Planning Board was held on Thursday, October 24, 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. Timothy M. Svarczkopf, Board Member
Ms. Lorayne Black, Board Member

Members not Present:

Mr. George Barringer, Board Member
Ms. Annika Nilsson Ripps, Clerk
Mr. David Bonnett, Board Member

Also Present:

Mr. Takashi Tada, Land Use Director/Town Planner

At the beginning of the meeting, Mr. Burke pointed out there were only four Planning Board members present and, therefore, items that required a super-majority vote, which was five members or more could not be heard.

Discussion – Request for Bond Reduction – Red Pepper Lane Update on Olivia Way Drainage Issues Reedy Meadow Estates

Mr. Peter Cricones, developer of Reedy Meadow Estates, addressed the Board and stated he had met with Mr. Jared Gentilucci from Nitsch Engineering earlier in the month. He further said Mr. Gentilucci had prepared a revised bond estimate based on the site inspection. Mr. Cricones said he was down to the top coat of pavement and the final as-built. He said he was trying to get the paving done by the end of the year and had Brox Industries in line to do it.

Mr. Burke commented the Planning Board was in receipt of a letter from Nitsch Engineering which recommended the bond be reduced to \$77,307.24 for work that remained to be done.

Mr. Svarczkopf asked if there was still an outstanding balance due to the Earth Removal Stormwater Advisory Committee for project review fees. Mr. Tada replied the balance had been paid.

Mr. Svarczkopf made a motion to reduce the bond amount on Red Pepper Lane from \$209,412.63 to \$77,307.24. Mr. Wilson seconded the motion.

Mr. Tada explained that Mr. Tom Delaney, Director of Public Works, still needed to examine the road prior to paving.

VOTE: 4 – 0

MOTION CARRIED

Mr. Tada stated Red Pepper Lane was the portion of the subdivision that the town would take over. He said a portion of land was deeded to the Conservation Commission as part of the open space component of the flexible development subdivision. Mr. Tada explained because of flooding issues it was agreed that the Conservation Commission would allow the developer, Mr. Cricones, to install some type of infiltration basin but, because it was Conservation Land it was protected by Article 97 of the Constitution and had to go through a process of a local Town Meeting and special legislation needed to pass to allow Conservation Land to be used for something else. He added that Mr. Cricones agreed to deed a piece of the land that sat just on the Pepperell side and also put a conservation restriction equal to the amount of land that would be taken away by the detention basin. Mr. Tada explained the legislation had passed in both the House and the Senate and was waiting to be signed by the Governor.

Discussion – NESSP Temple – Review of As-Built Plans

Mr. Burke explained although the Board had a quorum for this item, Ms. Lorayne Black, who was the newest member of the Board, had a conflict of interest as she had provided landscape design services for the applicant and would not be able to participate in the discussion or vote. Mr. Burke said the item would be placed on the next meeting's agenda.

Mr. William Murray of Places Associates handed out the NESSP Temple's formal request for a minor modification to the stormwater management system.

Discussion – Groton School Faculty Housing – Gardner Village Site Plan Review Draft Decision

Mr. Burke stated the Planning Board had voted on the Site Plan Review and the members would sign it.

Mr. Burke said the decision for 240 Main Street was also ready and the members would sign that as well.

Discussion – Update on Amelia Way Street Acceptance

Mr. Burke stated at the last Town Meeting the Town's Legal Counsel indicated because of the way the lots were deeded out; noting they were deeded out by the "way" as opposed to by the "sideline" of the "way" and as such the property owners owned to the mid-point of the right-of-way. Mr. Burke stated the applicant was expecting to receive a document that indicated all of the abutting owners signed off on the street acceptance and it did not happen. He said the Select Board moved to have the Article indefinitely postponed.

Mr. Burke stated the purpose of the Planning Board's discussion at this meeting was that he did not anticipate the item would come up again before the Spring Town Meeting.

Mr. Burke suggested that Mr. Tada submit a letter to the Select Board on behalf of the Planning Board which advised that the Planning Board was withdrawing their recommendation for acceptance until such time as they were presented with a new petition for street acceptance and were able to confirm that the street improvements were satisfactory and to also advise them that the performance surety had been released and they had no means by which to remedy any repairs that needed to be made. The letter should also note that the Town is not obligated to accept the roadway.

Mr. Wilson made a motion to request that Mr. Tada send a letter to the Select Board which outlined the possibility for future street acceptance of Amelia Way as a consequence of the withdrawal of the Fall Town Meeting warrant article. Ms. Black 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)

Mr. Burke announced the public hearing regarding 372 Townsend Road would be placed on the next meeting agenda, date specific to the November 7th meeting.

Mr. Wilson made a motion to continue the public hearing regarding 372 Townsend Road, date specific, to the November 7th Planning Board meeting. Mr. Svarczkopf seconded the motion.

VOTE: 4 – 0

MOTION CARRIED

Discussion – Municipal Vulnerability Preparedness (MVP) Grant

Mr. Tada commented that he was working out the contract details which would bring Weston & Sampson on board to begin the process of meeting with the Town of Groton's MVP team and organize the workshops and public listening sessions that would follow.

Mr. Tada said Mr. Mark Haddad, Town Manager, requested that he forward Weston & Sampson's standard contract language to Town Counsel and they had suggested some edits. He said he would make the suggested edits and would send it back to Weston & Sampson with the hope the edits would be amenable to them.

Committee Updates

- Complete Streets Committee

There were no updates.

- Master Plan Implementation Committee

Mr. Tada mentioned he had e-mailed the Master Plan Implementation Committee's cover letter, evaluation, a copy of the original charge of the committee, and a sample of an implementation tracking spreadsheet about a week and a half prior. He said he would like it to be placed on the November 7th agenda for the Planning Board to formally accept the report and provide feedback.

- Community Preservation Committee

Mr. Burke said there was an item on the warrant but was withdrawn at Fall Town Meeting, for the sprinkler system at the Prescott School.

Mr. Svarczkopf commented the original CPC application was for a design-build for the sprinklers at the Prescott School. He said an RFP went out and there were no responses so it was decided to split it up to include a design portion and then resubmit a build only and there were still no responses.

Ms. Judy Anderson, a citizen of the Town of Groton, addressed the Board and shared it was her understanding that the Prescott Committee could not use the second-floor until the sprinkler system was installed. She also said she believed Mr. Haddad was going to reach out to the companies the RFP was sent to in an effort to find out what their objection was or why they had not responded.

General Business

- ZBA Updates

Mr. Tada explained the update for the ZBA was that they had some public hearings scheduled for their meeting at the end of October or early November but the newspaper had not published the notices so they were pushed back to a later date in November.

- Meeting Minutes

Mr. Burke noted the minutes would be reviewed at the November 7th meeting.

- Other Business

Mr. Burke mentioned that Christopher Ryan, the Town of Harvard's Director of Community and Economic Development, is trying to arrange a workshop on Open Space Residential Development that will be open to planners and Planning Board members from other towns in the region. The workshop will likely occur early in 2020.

Planning Board Meeting Schedule

- November 7th
- November 21st

Adjournment

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

VOTE: 4 – 0

MOTION CARRIED

The meeting was adjourned at 7:50 p.m.