

## TOWN OF GROTON PLANNING BOARD

December 19, 2019

### Meeting Minutes

A meeting of the Planning Board was held on Thursday, December 19, 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  
Ms. Annika Nilsson Ripps, Clerk  
Mr. David Bonnett, Board Member

#### Members not Present:

Mr. George Barringer, Board Member  
Mr. Timothy M. Svarczkopf, Board Member  
Ms. Lorayne Black, Board Member

#### Also Present:

Mr. Takashi Tada, Land Use Director/Town Planner

Mr. Burke stated the agenda would be taken out of order and Item #2 would be heard first.

#### ***Discussion: Request for Project Closeout and Bond Release NESSP Temple, 99 Shirdi Way***

Mr. William Murray, of Places Associates, representing the applicant, addressed the Board and stated the trees had been planted, the site was paved, the signs were installed, the painting was complete, and all the surfaces were stabilized. He said the previously approved stormwater treatment unit had been installed in detention pond #2 and the manufacturer certified that it was installed properly.

Mr. Murray stated on November 5<sup>th</sup>, Mr. Jared Gentilucci of Nitsch Engineering provided him with a punch list consisting of seven items which indicated the proposed drainage modification was acceptable (the addition of the stormwater treatment unit). He said to the best of his knowledge all of the items were complete. He further said the Conservation Commission issued a Certificate of Compliance.

On behalf of the applicant, Mr. Murray requested the Planning Board to release the bond which would expire on January 20, 2020.

Ms. Nilsson Ripps made a motion to release the bond for the NESSP Temple located at 99 Shirdi Way with the stipulation that the Earth Removal Stormwater Committee provide its approval and the Occupancy Permit may be released. Mr. Wilson seconded the motion.

**VOTE: 4 – 0 – 0**

**MOTION CARRIED**

**Discussion: Request for Release of Performance Bond – K&F Realty Trust  
71 Lovers Lane (Lot #6)**

Mr. Burke stated it was discovered that there was a fifteen-year-old bond in the amount of \$1,500. He further stated it pre-dated the Erosion Control Bylaw.

Ms. Nilsson Ripps made a motion to release the bond in the amount of \$1,500 to Mr. Frederick D. Field of K&F Realty Trust. Mr. Wilson seconded the motion.

Mr. Tada suggested the motion be amended to “the Planning Board recommends to the Select Board that the bond be released.”

Ms. Nilsson Ripps made a motion to amend by recommending the Select Board release the bond in the amount of \$1,500 to Mr. Frederick D. Field of K&F Realty Trust for property located at 71 Lovers Lane, Groton, MA. Mr. Wilson seconded the motion.

**VOTE: 4 – 0 – 0**

**MOTION CARRIED**

**Discussion – Municipal Vulnerability Preparedness (MVP) Grant**

Mr. Burke commented that a meeting was held with the core team for the MVP as well as the Town’s consultant, Weston & Sampson. He indicated a workshop was scheduled for January 16, 2020 (with a snow date of January 30<sup>th</sup>) from 9:00 a.m. – 5:00 p.m. at the Groton Center.

**Discussion – Potential Zoning Amendments for 2020 Spring Town Meeting**

Mr. Burke stated the Board discussed some possible zoning amendments, particularly regarding an expansion of the accessory dwelling unit provisions. He also mentioned an upcoming workshop in Harvard focused on open space residential design as a “by right” use, to be held on February 6<sup>th</sup>.

Ms. Fran Stanley, Housing Coordinator, addressed the Board and said the draft of the updated Housing Production Plan (HPP) was being completed and she would share it with

the Board as soon as possible. The housing survey conducted last year indicated a desire to expand the provisions for accessory dwelling units.

### **Committee Updates**

- Complete Streets Committee

There was no update.

- Community Preservation Committee

Mr. Burke commented that Ms. Carolyn Perkins was appointed to fill the at-large vacancy on the CPC.

### **General Business**

- ZBA Updates

There was no update.

- Approval of Meeting Minutes – December 5, 2019

Ms. Nilsson Ripps made a motion to accept the minutes from the December 5, 2019 meeting, as presented. Mr. Wilson seconded the motion.

**VOTE: 4 – 0 – 0**

**MOTION CARRIED**

### **Planning Board Meeting Schedule**

- January 9, 2020
- January 16, 2020 – MVP Workshop
- January 23, 2020

### **Adjournment**

Mr. Wilson made a motion to adjourn. Ms. Ms. Nilsson Ripps seconded the motion.

The meeting was adjourned at 7:41 p.m.

Respectfully Submitted: Trish Gedziun