

## TOWN OF GROTON PLANNING BOARD

January 9, 2020  
Meeting Minutes

A meeting of the Planning Board was held on Thursday, January 9, 2020, 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. George Barringer, Board Member  
Mr. Timothy M. Svarczkopf, Board Member  
Mr. David Bonnett, Board Member  
Ms. Lorayne Black, Board Member

### Members not Present:

Ms. Annika Nilsson Ripps, Clerk

### Also Present:

Mr. Takashi Tada, Land Use Director/Town Planner

***Discussion: Definitive Subdivision Plan and Flexible Development Special Permit  
Village Meadow, 372 Townsend Road  
Review Draft Decision of Approval***

### **Special Permit**

Mr. Burke stated the Planning Board had a copy of the draft decision for their review.

Mr. Tada indicated the latest revised plans that were referenced in the draft decision were dated December 18, 2019.

Mr. Stan Dillis, Ducharme & Dillis Civil Design Group, representing the applicant, addressed the Planning Board and stated the requested sidewalk had been added to the plan. Also, a row of evergreen trees was added to the berm on Lot 1 as requested.

Mr. Tada stated the last he heard from the Chair of the Historic District Commission was that they were satisfied with their investigations of the site pertaining to possible previous Native American activity on the site.

Mr. Barringer asked what material the sidewalk would be constructed with. Mr. Dillis replied it would be bituminous pavement. Mr. Barringer further asked if there would be a

reserve strip between the sidewalk and the roadway. Mr. Dillis replied there was a 3-foot strip shown on the plan.

Mr. Bonnett asked if the sidewalk would have handicap ramps. Mr. Dillis said yes.

Ms. Black asked about the tree species that would be planted. Stipulation #2 on the draft decision (page 13) states, "The applicant shall plant a row of screening trees on the berm in Lot 1, as shown on the revised plans dated December 18, 2019." Mr. Dillis said they specified arborvitae on the planting schedule. Ms. Black recommended against planting arborvitae, as they attract deer.

Mr. Burke added a stipulation that stated said plantings shall be approved by the Planning Board prior to installation.

Referring to stipulation #6 on the draft decision, (page 13) Mr. Burke stated the recording of a special permit and subsequently endorsed definitive plan shall not constitute the commencement of substantial use and the special permit shall lapse in 24-months from the date the decision was filed with the Town Clerk, which shall not include such time required to pursue or await the determination of an appeal referred to in Chapter 40A, §17, from the grant thereof if a substantial use thereof has not sooner commenced except for good cause and reasonable continuous construction shall continue without interruption.

### **Definitive Plan**

Mr. Tada, referring to stipulation #4 on the definitive plan, Chapter 258, Street Naming and Building Numbering, stated all of the plans that were submitted showed Bluebird Lane as the name of the street. He also stated there were no street numbers for the proposed house lots and the jurisdiction for assigning those numbers was the Building Commissioner's in consultation with the Fire Chief. Mr. Tada explained the Building Commissioner's preferred procedure was to have the applicant propose the numbers and at that point he would either confirm them or make the necessary modifications.

Mr. Svarczkopf asked for clarification of items #3 and #4 which are listed under Condition #4 of the Definitive Plan approval, which reads:

4. Chapter 258, Street Naming and Building Numbering, Section 258-8 states:
  - B. New subdivision development:
    1. All proposed street names must be submitted to the Planning Board for approval.
    2. No subdivision plan shall be approved without approval of proposed street names.

3. No subdivision plan shall be approved without assignment of street numbers by the Building Commissioner.
4. Endorsement of said plan by the Planning Board shall constitute the assignment of building numbers to the lots shown on the plan.

Mr. Svarczkopf said it was confusing that item #3 referred to street numbers and item #4 referred to building numbers. Mr. Dillis explained the bylaw distinguished between multi-family dwellings as “buildings” with designations for each unit, and individual (single-family) dwellings with a street number.

Mr. Svarczkopf suggested adding a stipulation that the distinction between a “building” and a “house” be documented at the time of endorsement.

Mr. Burke, referring to stipulation #5 on the definitive plan, added a stipulation that stated said landscaping shall be approved by the Planning Board prior to installation.

5. Proposed landscaping plantings (trees, shrubs, etc.) shall not consist of plantings that are identified as an invasive species in the publication entitled, “The Evaluation of Non-Native Plant Species for Invasives in Massachusetts (with annotated list),” prepared by the Massachusetts Invasive Species Advisory Group, dated April 1, 2005. (Copies are available in the Planning Board and Conservation Commission offices.)

Mr. Tada clarified the applicant had their Stormwater Management Permit and would add the permit number to the list of references.

Mr. Barringer made a motion to approve the special permit, 2019-08 for a flexible development and a major residential development for R.D. Kanniard Homes located at 372 Townsend Road with the above noted stipulations as amended. Mr. Wilson seconded the motion.

**VOTE: 5 – 1 – 0 (Nay – Svarczkopf)**  
**MOTION CARRIED**

Mr. Barringer made a motion to approve the definitive plan for Village Meadows (R.D. Kanniard Homes) located at 372 Townsend Road with above noted stipulations as amended. Mr. Wilson seconded the motion.

**VOTE: 6 – 0 – 0**  
**MOTION CARRIED**

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

Mr. Tada stated the Town's consultants from Weston and Sampson would be facilitating a workshop on 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. He further stated the invitation was sent to a long list of stakeholders which included town representatives.

Mr. Tada said the first part of the workshop would consist of presentations by the consultants relating to climate change trends and identifying vulnerable areas as well as areas that may help to mitigate those vulnerable areas. The second part of the workshop would include discussions and focus groups.

A public listening session will be scheduled at a later date.

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

- Recodify the Zoning Bylaw, Chapter 218
  - Mr. Burke prepared a draft Table of Contents for discussion.
- Clarify the Thresholds for Site Plan Review
  - This was initially discussed in September 2019.
- Expand the scope of Accessory Dwelling Unit Provisions
  - Mr. Burke prepared a draft amendment for discussion, which included allowing attached ADU by right and allowing detached ADU by special permit.
  - Mr. Barringer suggested splitting it up into two proposals, one for attached ADU and another for detached ADU. The detached ADU proposal is likely to experience more opposition.
- Allow Open Space Flexible Development "By Right"
- Identify Potential Public Hearing Dates

### **Committee Updates**

- Complete Streets Committee

Mr. Barringer stated there were no new updates but looking forward, the committee had to reassemble and reach out to Nitsch Engineering to update the cost estimates on the project list. He further said they had to go to Town Meeting to fund the engineering because that portion was not paid for by the Complete Streets grants. Additionally, Mr. Barringer said the intention was to apply for the spring round of grants.

- Community Preservation Committee

Mr. Svarczkopf commented that he had not been to a CPC meeting in some time but he knew the final submissions would be due in the spring.

Mr. Tada commented the full draft applications were due on January 3<sup>rd</sup>.

### **General Business**

- ZBA Updates

There was no update.

- Approval of Meeting Minutes – December 19, 2019

Mr. Wilson made a motion to accept the minutes from the December 19, 2019 meeting, as presented. Mr. Barringer seconded the motion.

**VOTE: 6 – 0 – 0**

**MOTION CARRIED**

### **Planning Board Members – Terms Expiring**

Mr. Tada stated Mr. Wilson, Ms. Nilsson Ripps, Mr. Bonnett, and Ms. Black's terms were expiring in 2020.

### **Planning Board Meeting Schedule**

- January 16, 2020 – MVP Workshop
- January 23, 2020
- February 13, 2020
- February 27, 2020

### **Adjournment**

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

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

Respectfully Submitted: Trish Gedziun