

## TOWN OF GROTON PLANNING BOARD

January 23, 2020  
Meeting Minutes

A meeting of the Planning Board was held on Thursday, January 23, 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

### **ANR Plan Modification – 162 Martins Pond Road (Parcel ID #224-24) Lot Line Adjustment, Lots #1 & #2**

Ms. Kimberly Rogers stated she was representing the property owner, Mr. John Croteau and also noted she was a partner in the project. She said the applicant was requesting a lot line adjustment between Lots 1 and 2, to allow the new house and propane tank on Lot 1 to meet the side property setbacks (15 and 10 feet, respectively).

Mr. Barringer made a motion to endorse the plan of land located at 162 Martins Pond Road, prepared by Goldsmith, Prest and Ringwall, Inc. for Jans Investment LLC, dated January 13, 2020. Mr. Wilson seconded the motion.

**VOTE: 6 – 0 – 0**

**MOTION CARRIED**

### **Discussion – Maple Avenue, Parcels 104-30 & 212-13 (Hayes Family Trust) Notice of Withdrawal from Chapter 61A**

Attorney Bob Collins, representing the applicant, addressed the Board and stated he had submitted a request to the Select Board for the Town to release its right of first refusal under Chapter 61A. The request included a copy of a concept plan to subdivide the property.

Attorney Collins said 60 acres of the 90-acre parcel would be gifted to the Town. He added he would submit a definitive subdivision plan with the flexible development special permit application in mid to late spring.

Attorney Collins indicated it would be a limited development as there would only be 24 lots and the applicant wished to offer six affordable units as opposed to four which would likely be rental units.

Mr. Wilson asked if 24 lots was the conventional yield? Mr. Collins said it was; a yield plan will be submitted with the subdivision application.

Mr. Barringer asked if the affordable rentals would be deed restricted. Mr. Collins said yes, they would be deed restricted in perpetuity.

Mr. Bonnett asked about the status of the New England Power Company easement that runs through the property. Mr. Collins said the power lines provide electricity to Pepperell.

Mr. Svarczkopf commented that he was leaning towards recommending the Select Board should not exercise their right of first refusal.

Mr. Burke said it was premature for the Planning Board to comment on the concept plan, and he asked what the price of the property was. Attorney Collins replied the price was \$1.7 million. He said he did not feel the Select Board would be interested in that.

Mr. Wilson pointed out it was either \$1.7 million for 90 acres or nothing for 60 acres.

Attorney Collins said he had already been to the Conservation Commission and they were very supportive of getting 60 acres for nothing.

Mr. Svarczkopf made a motion to recommend that the Select Board not exercise their right of first refusal on the parcels designated as the Hayes Family Realty Trust on Maple Avenue, Hill Road, and Pepperell Road. Mr. Barringer seconded the motion.

Mr. Wilson commented he did not think the Planning Board had enough information to make a recommendation one way or the other and said he did not think they should make one.

**VOTE: 6 – 0 – 0**

**MOTION CARRIED**

### **Discussion – 2019 Annual Report of the Planning Board**

Mr. Tada presented the Board with a draft of the Planning Board's 2019 Annual Report.

Mr. Barringer made a motion to approve the 2019 Annual Report from the Planning Board. Mr. Wilson seconded the motion.

**VOTE: 6 – 0 – 0**

**MOTION CARRIED**

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

Mr. Burke commented an eight hour workshop was held on January 16<sup>th</sup> and approximately 20 – 25 people participated. He further commented the workshop was very successful and the consultants were going to take the work done by the participants and develop a draft of their plan which would be the subject of a public listening session, date to be determined. Mr. Tada added that one of the focal points during the workshop was to identify what the attendees at the workshop thought were the highest priorities for taking action on, in terms of vulnerable areas or ways to mitigate the impacts of climate change. He stated the consensus was the frequent flooding on Broadmeadow Road and would likely be the project for which they would seek funding when the action grants were announced.

Mr. Tada commented one of the reasons Broadmeadow Road was a good candidate was because the Town Meeting voters had already earmarked some money to pay for a portion of the drainage channel maintenance. He further commented they could tie that into an action grant which required a local match of approximately 25%.

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

- Recodify the Zoning Bylaw, Chapter 218

Mr. Burke explained that he went through each section of the bylaw and he re-codified the provisions, down to the internal section references. He said the only change of substance was the deletion of the expired temporary moratorium on recreational marijuana but everything else had been moved, verbatim, into the proposed bylaw recodification with an actual table of contents.

Mr. Tada commented he had already scheduled a public hearing on the February 13, 2020, Planning Board meeting agenda.

- Clarify the Thresholds for Site Plan Review

Mr. Burke commented he felt language should be added that would make it explicit that a change in use over 1,000 square feet constituted a major site plan review.

- Expand the scope of Accessory Dwelling Unit Provisions

Mr. Burke suggested the item should be advertised as two separate Articles.

- Allow Open Space Flexible Development “By Right”

There is a workshop on this topic being held in the Town of Harvard on February 6.

- Identify Potential Public Hearing Dates

March 12 was identified as a potential public hearing date for the proposed Accessory Dwelling Unit amendments.

### **Committee Updates**

- Complete Streets Committee

Mr. Barringer commented he was coordinating with the Complete Streets Committee members to meet as quickly as possible in order to get updated estimates from Nitsch Engineering for the next round of projects, due to the lapse in time and the increase in construction costs. He further said they review the list of priority projects that they had attempted to apply for in the spring of 2018.

- Community Preservation Committee

Mr. Svarczkopf stated the Groton Public Library roofing project was complete and was done within the budget. He also said the J.D. Poor murals were restored and installed at the Groton Inn.

Mr. Svarczkopf commented that the Hazel Grove Agricultural Association had asked for some money to do some infield work at the park, noting they wanted to take down a viewing tower and renovate a storage facility.

Mr. Svarczkopf also commented that the Park Commission had also proposed a new basketball court at Woitowicz Field, similar to what they had done behind the Library.

Mr. Svarczkopf stated the community housing portion of CPA funds continued to be underutilized and they were working on doing outreach to find out if they could receive more proposals in an effort to provide more housing.

### **General Business**

- ZBA Updates

There was no update.

- Earth Removal Stormwater Advisory Committee

Mr. Tada said the Earth Removal Stormwater Advisory Committee would hold a public hearing on Tuesday, February 4th at 7:30 p.m. to discuss the proposed stormwater enterprise fund as part of the more recent municipal stormwater requirements. He said the item would be on a Warrant Article at the Spring Town Meeting.

- Approval of Meeting Minutes – January 9, 2020

Mr. Barringer made a motion to accept the minutes from the January 9, 2020 meeting, as presented. Mr. Wilson seconded the motion.

**VOTE: 6 – 0 – 0**

**MOTION CARRIED**

**Planning Board Meeting Schedule**

- February 13, 2020
- February 27, 2020

**Adjournment**

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

The meeting was adjourned at 8:33 p.m.

Respectfully Submitted: Trish Gedziun

***Approved 2/13/2020***