

**TOWN OF GROTON PLANNING BOARD**  
**Virtual Meeting**  
**Thursday, July 9, 2020**  
**Meeting Minutes**

A virtual meeting of the Planning Board was held on Thursday, July 9, 2020, at 7:00 p.m.

The meeting was broadcasted via Zoom and was available to view on the Groton Channel pursuant to the Governor's Executive Order Concerning the Open Meeting Law.

**Members Present:**

Mr. Russell Burke, Chair  
Ms. Annika Nilsson Ripps, Clerk  
Mr. George Barringer, Board Member  
Mr. David Bonnett, Board Member  
Ms. Lorayne Black, Board Member

**Members not Present:**

Mr. Scott Wilson, Vice Chair  
Mr. Timothy M. Svarczkopf, Board Member

**Also Present:**

Mr. Takashi Tada, Land Use Director/Town Planner

***Discussion – Request for Bond Reduction***  
**Red Pepper Lane (Reedy Meadow Estates)**

Mr. Burke commented that a request had been made for a bond reduction on Reedy Meadow Estates for work that was performed on Red Pepper Lane. He said Reedy Meadow Estates was a subdivision that had been the subject of flooding over the past few years to a point where the Town of Groton, working in conjunction with the developer, put together a stormwater mitigation plan to mitigate the flooding which was occurring on Olivia Way.

Mr. Burke said there would be a public hearing on Thursday, July 23rd for a modification of the definitive plan approval which was to include and document the proposed stormwater mitigation work that had been agreed to for eliminating and improving the current situation with respect to stormwater on the site.

Mr. Tada stated the previous year, Mr. Peter Cricones, the developer, paved Red Pepper Lane which was intended to become the Town road portion of the development. He further stated Red Pepper Lane in Groton connected to the Pepperell portion of the development, Crawford Way. He said Red Pepper Lane connected from Nashua Road in Groton to Crawford Way in Pepperell. He further said that particular part of the development was intended to become a Town-accepted roadway and the developer had paved it to the Town's standards and also provided an as-built plan for the Town's review. Mr. Tada noted

Nitsch Engineering performed the review and they provided an as-built review report that included a field inspection of the condition of the road and noted a couple of items that needed to be corrected and/or repaired.

Mr. Tada commented there were a few items that needed to be addressed:

- 1. Damage to sloped granite curbstones at the entrance.
- 2. Four hoods needed to be installed in the catch basins.

Mr. Tada noted that he believed the developer was either already done with the work or it was in the process of being done.

Mr. Tada stated the revised construction cost estimate from Nitsch Engineering as of June 15, 2020, was \$12,801.13. He said the outstanding work included the repair to the sloped granite curbing, one street sign installation, one stop sign installation, the four hoods for the catch basins, as well as the standard items for street acceptance if the Town should take ownership of the road. He noted there were some contingencies built in as well.

Mr. Tada explained that he had received a cost estimate for the stormwater mitigation which was approximately \$170,000.

Mr. Burke commented that he was not comfortable approving the request for the bond reduction because there was still a public hearing that needed to be held regarding a plan modification, and there was stormwater mitigation work that still needed to be done.

Mr. Bonnett asked what the current bond was. Mr. Tada replied the previous year the Planning Board approved Mr. Cricones’ request to reduce the bond down to \$77,307.24.

Mr. Burke said he felt the modification to the definitive plan should be taken care of prior to the Planning Board adjusting the bond amount.

Mr. Barringer commented that he was in agreement with Mr. Burke’s statement.

Ms. Nilsson Ripps made a motion to deny the request for a bond reduction pending the modification to the definitive plan, the completion of the stormwater mitigation work, and the overall condition of the stormwater management system for the definitive plan which was not working properly as evidenced by the flooding. Mr. Barringer seconded the motion.

*A Roll Call vote was taken, which resulted as follows:*

Yea:	Ms. Black, Mr. Bonnett, Ms. Nilsson Ripps, Mr. Barringer, and Mr. Burke	5
Nay:		0

**VOTE: 5 – 0 – 0**  
**MOTION CARRIED**

### **Consideration of Annual Reorganization and Appointments**

Mr. Burke commented the Planning Board would address the reorganization and appointments when a full Board was present.

### **Reschedule Public Hearings for the Proposed Zoning Amendments**

Mr. Burke pointed out there were some zoning items that were taken off the Spring Town Meeting at the request of the Town Manager and the Select Board. He said the two items were clarification of the site plan review process and amendments to the accessory dwelling provisions. He further said the Planning Board's public hearings had a "shelf-life" of six months and suggested scheduling the public hearings in August or September.

Mr. Tada commented he would schedule a date certain that would work for all of the members of the Board.

### **MVP (Municipal Vulnerability Preparedness) – Hazard Mitigation Plan Update**

Mr. Burke indicated that all of the forms had been filed and they were waiting for the state to make a determination.

### **Committee Updates**

- Complete Streets Committee

There were no updates. Mr. Barringer reiterated the committee will need to seek approval at Fall Town Meeting for engineering design funds.

- Community Preservation Committee

There were no updates.

### **Planning Board Meeting Schedule**

- July 23, 2020
- August (To be determined)

### **Adjournment**

Mr. Barringer made a motion to adjourn. Ms. Black seconded the motion.

*A Roll Call vote was taken, which resulted as follows:*

Yea:	Mr. Bonnett, Ms. Nilsson Ripps, Ms. Black, Mr. Barringer, and Mr. Burke	5
Nay:		0

**VOTE: 5 – 0 – 0**  
**MOTION CARRIED**

The meeting was adjourned at 7:34 p.m.

Respectfully Submitted,

Trish Gedziun  
Recording Secretary

*Approved 7/23/2020*