

TOWN OF GROTON PLANNING BOARD
Virtual Meeting
Thursday, October 22, 2020
Meeting Minutes

A virtual meeting of the Planning Board was held on Thursday, October 22, 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
Mr. Timothy M. Svarczkopf, Vice Chair
Mr. George Barringer, Board Member
Mr. David Bonnett, Board Member
Ms. Lorayne Black, Board Member
Mr. Scott Wilson, Board Member

Members not Present:

Ms. Annika Nilsson Ripps, Clerk

Also Present:

Mr. Takashi Tada, Land Use Director/Town Planner

Public Hearing – Scenic Roads Permit for Removal of Two Trees
172 Martins Pond Road (Kimberly Rogers)

Mr. Burke commented the public hearing would be a joint hearing with Mr. Tom Delaney, Director of Public Works & Tree Warden.

Mr. Tada explained that Ms. Kimberly Rogers was the applicant and the site location was located at 172 Martins Pond Road which was formerly part of a larger parcel located at 162 Martins Pond Road and was subdivided via an ANR Plan into five or six lots. He said the request was to remove two trees that were within the public right-of-way.

Mr. Burke read aloud from a memo from Mr. Delaney, Tree Warden, summarized as follows:

I have no problem with this request as none of the trees are quality and it will improve the visibility of the driveway.

There were no comments from the public.

Mr. Wilson made a motion to close the public hearing. Mr. Barringer seconded the motion.

A Roll Call Vote was taken, which resulted as follows:

Yea: Mr. Wilson, Mr. Bonnett, Ms. Black, Mr. Burke 7
Mr. Svarczkopf, Mr. Barringer, & Mr. Delaney

Nay: 0

VOTE: 7 – 0 – 0
MOTION CARRIED

Mr. Wilson made a motion to approve the request for the removal of two trees located at 172 Martins Pond Road. Mr. Barringer seconded the motion.

A Roll Call Vote was taken, which resulted as follows:

Yea: Mr. Wilson, Mr. Bonnett, Ms. Black, Mr. Burke 7
Mr. Svarczkopf, Mr. Barringer, & Mr. Delaney

Nay: 0

VOTE: 7 – 0 – 0
MOTION CARRIED

Discussion – Major Site Plan Review – Dental Office
489 Main Street (Main Street Bank in Mill Run Plaza)

Mr. Tada stated he had sent a draft decision of approval to the Planning Board the previous day.

Mr. Burke indicated that the applicant had requested the following waivers:

1. Minor Site Plan approved as opposed to Major Site Plan.
2. A waiver on the stormwater calculations because the changes were de minimus and the minor increase in the impervious area did not invalidate the conclusions of the original Mill Run stormwater report.
3. A waiver from a traffic analysis due to minimal traffic impact.

4. Landscaping plan as the location was already in an area with established landscaping.
5. The need for a photometric lighting plan as the site already had lighting in place.
6. A Development Impact Report had already been done for Mill Run.
7. Preparation of a model was not deemed to be necessary.

Mr. Barringer made a motion to approve the waivers requested by the applicant, as summarized above, on the draft site plan review permit #2020-13 with the stipulation that if any waiver needed further discussion it could be pulled from the blanket vote. Mr. Wilson seconded the motion.

A Roll Call Vote was taken, which resulted as follows:

Yea:	Mr. Wilson, Mr. Barringer, Ms. Black, Mr. Svarczkopf, Mr. Bonnett, Mr. Burke	6
Nay:		0

VOTE: 6 – 0 – 0
MOTION CARRIED

Mr. Tada confirmed that all of the subsequent sign requests for Mill Run Plaza had been forwarded to the Sign Committee. The applicant should submit their sign permit application to the Sign Committee, rather than the Planning Board.

Mr. Burke suggested that the first sentence be stricken and instead it should read “site plan improvements shall be consistent with the site plan entitled proposed sidewalk plan, regarding 489 Main Street, Groton, MA, prepared by Ducharme & Dillis Civil Design Group, dated September 4, 2020.”

Mr. Barringer made a motion to approve the site plan review approval decision #2020-13 for Main Street Bank located at 489 Main Street as amended. Ms. Black seconded the motion.

A Roll Call Vote was taken, which resulted as follows:

Yea:	Mr. Svarczkopf, Mr. Barringer, Ms. Black, Mr. Wilson, Mr. Bonnett, Mr. Burke	6
------	---	---

Nay:

0

VOTE: 6 – 0 – 0

MOTION CARRIED

***Discussion – Olivia Way Drainage Mitigation Update
Reedy Meadow Estates***

Mr. Burke stated the Board had received an update regarding the latest site inspection from the consulting engineering firm. He said Mr. Cricones, the developer, had put down a base cost of pavement on the part of Olivia Way that was disturbed and was preparing to do the topcoat. He said there were some areas of concern such as the removal of some materials and there was some ponding due to the elevated rims of the catch basins.

Mr. Barringer said the topcoat of asphalt needed to be put down as soon as possible to avoid flooding and icing over the winter months. He said Mr. Cricones was urged to get his paving crew out there and the paving had to be observed by the Town Engineer to ensure that the elevations were correct to make sure the drainage occurred. He said while Mr. Cricones agreed, he did not commit with a firm date.

Discussion – Potential Zoning Amendments for 2021 Spring Town Meeting

Mr. Burke commented that there was some language in Chapter 381 – Planning Board Regulations that needed to be changed to reflect the current “major” and “minor” site plan review categories, and not the obsolete Level I, II, III categories. Mr. Burke noted the Planning Board could update its regulations by holding a public hearing, without needing to go to Town Meeting for approval.

Mr. Burke stated another edit to the Zoning Bylaw would be that the major title of §218-9.4 was inadvertently changed to “Attached Accessory Apartments” when the amendments to this section were approved at the Fall Town Meeting. It should be corrected to “Accessory Apartments”.

Mr. Tada pointed out that they would also need to update the Schedule of Use Table.

Mr. Tada also pointed out that the Zoning Board of Appeals was working with Attorney Robert Collins to draft a revised multi-family dwelling conversion section of the bylaw.

Committee Updates

- Complete Streets Committee

Mr. Barringer said Complete Streets engineering funding in the amount of \$35,000 was approved at the Fall Town Meeting. He said the estimate from Nitsch Engineering was \$42,000 for the two sidewalk projects (West Main Street and Lowell Road). Further, he said he was trying to get stakeholders who may benefit from having a sidewalk in front of their businesses to donate to the project (Lowell Road Sidewalk). He also said the Town Manager had signed on to find the money which wasn't brought to the table by the commercial establishments.

- Community Preservation Committee

Mr. Tada stated the call for project summary applications was presently open and were due by the end of the month.

General Business

- Meeting Minutes from September 19, 2020

Mr. Barringer made a motion to approve the minutes from the September 19, 2020, meeting with a couple of minor grammatical corrections, as amended. Ms. Black seconded the motion.

A Roll Call Vote was taken, which resulted as follows:

Yea:	Mr. Bonnett, Mr. Barringer, Mr. Svarczkopf, Ms. Black, and Mr. Burke	5
Nay:		0
Abstained:	Mr. Wilson	1

VOTE: 5 – 0 – 1
MOTION CARRIED

Planning Board Meeting Schedule

- November 5, 2020
- November 19, 2020
- December 3, 2020
- December 17, 2020

Adjournment

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

A roll call vote was taken and the meeting was adjourned at approximately 8:25 p.m.

Respectfully Submitted,

Trish Gedziun
Recording Secretary

Approved 12/3/2020