

TOWN OF GROTON PLANNING BOARD
Virtual Meeting
Thursday, December 3, 2020
Meeting Minutes

A virtual meeting of the Planning Board was held on Thursday, December 3, 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. Scott Wilson, Board Member
Ms. Annika Nilsson Ripps, Clerk
Ms. Lorayne Black, Board Member
Mr. David Bonnett, Board Member

Members not Present:

Mr. George Barringer, Board Member
Mr. Timothy M. Svarczkopf, Vice Chair

Also Present:

Mr. Takashi Tada, Land Use Director/Town Planner

Discussion – Re-Appoint Ms. Maureen Giattino to the Design Review Committee

Ms. Nilsson Ripps made a motion to re-appoint Ms. Maureen Giattino to serve on the Design Review Committee. Mr. Wilson seconded the motion.

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

Yea:	Ms. Black, Ms. Nilsson Ripps, Mr. Bonnett, Mr. Wilson, and Mr. Burke	5
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Nay:		0
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VOTE: 5 – 0 – 0

MOTION CARRIED

Discussion – Proposed Zoning Bylaw Amendment
Section 218-9.3A – Multifamily Dwelling Conversion

Mr. Burke commented that the Planning Board would leave it to the Zoning Board of Appeals as to whether or not they would pursue it as a zoning amendment. Mr. Tada stated he would send the Zoning Board of Appeals a letter indicating the decision of the Planning Board.

Discussion – Proposed Zoning Bylaw Amendment
Section 218-9.4 – Accessory Apartments

Mr. Burke stated that the amendments to the Accessory Apartments section that were approved at the 2020 Fall Town Meeting included an incorrect section header (“Attached Accessory Apartments”) that needs to be corrected to “Accessory Apartments”. Also, the Schedule of Use Regulations needs to be updated to include the new Detached Accessory Apartment category.

Discussion – Proposed Zoning Bylaw Amendment
Section 218-7.1 – Floodplain Overlay District Regulations

Mr. Burke stated they were waiting for comments from the states’ Flood Zone Coordinator. Mr. Tada commented that he had spoken with Mr. Bob Garside, Building Commissioner and he did not have any objections to the draft amendment. He did, however, mention that Ms. Michelle Collette, the former Land Use Director/Town Planner provided him with some feedback which included when the flood maps were last revised in 2010, there was a concerted effort to retain the provision that prevented new construction in the 100-year floodplain. Mr. Tada stated that Ms. Collette had informed him that if that language was not kept in as part of the regulations they likely would not be able to add it back in.

Discussion – Olivia Way Drainage Mitigation Update
Reedy Meadow Estates

Mr. Burke stated that while the stormwater management components were in place the top coat of pavement had still not been put down and the developer, Mr. Cricones, had not responded to their communications.

Mr. Tada read aloud from a communication received from a resident, Ms. Liz Eseliones of 3 Amelia Way, as summarized below:

He (Mr. Cricones) had not turned the private road over to the association. We are unable to get a commercial plowing contract without the final coat and pavement.

Ms. Sandra McNab, 5 Olivia Way, addressed the Planning Board and said Mr. Cricones was not at the Planning Board meeting and he also did not attend the Earth Removal Stormwater Advisory Committee meeting. She asked what the possible consequences would be if he did not comply and apply the top coat and deal with the drainage issues. Further, she said she did not feel the residents should be responsible for Mr. Cricones’ “shoddy work”. Mr. Burke replied the Planning Board was looking into what the Town could do to assist.

Mr. Tada read aloud from a communication received from Mr. Jason Brown, 2 Olivia Way, as summarized below:

What about emergency vehicles getting to Olivia Way?

Mr. Tada replied that Red Pepper Lane would be plowed by the Department of Public Works so getting to Olivia Way was not a concern, however, the potential concern was getting onto and around Olivia Way.

Mr. Burke said that Olivia Way was a private development and was part of the condominium association. He further said that the Town did not plow for condominium associations.

Mr. Andy George, 13 Olivia Way, addressed the Board and mentioned there was dirt leaching across the road into the drain from the island in the center of Olivia Way. He said he was eager to have the situation remedied and wanted more support from the Town.

Committee Updates

- Complete Streets Committee

There were no new updates.

- Community Preservation Committee

There were no new updates.

General Business

- MVP Planning Grant Updates

Mr. Tada indicated a debriefing session had occurred with the Regional Coordinator from the State MVP Program where he learned that Groton scored very low coming in at the bottom twenty out the approximately 140 applications that were received. He said the low score was due to dredging or “stream restoration” and that was not considered to be consistent with having an emphasis on nature-based solutions, which is one of the MVP priorities. He explained that internal staff were reassessing the situation and he would provide the Board with an updates.

- Site Walk Schedule

Mr. Tada stated there would be a site walk of the proposed Village at Shepley Hill on Saturday, December 12th at 8:30 a.m.

- Approval of Meeting Minutes from October 22, 2020

Mr. Wilson made a motion to approve the minutes from the October 22, 2020, Planning Board meeting as presented. Ms. Black seconded the motion.

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

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

VOTE: 5 – 0 – 0
MOTION CARRIED

- Approval of Meeting Minutes from November 5, 2020

Ms. Black made a motion to approve the minutes from the November 5, 2020, Planning Board meeting as presented. Ms. Nilsson Ripps seconded the motion.

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

Yea:	Ms. Black, Ms. Nilsson Ripps, Mr. Bonnett, Mr. Wilson, and Mr. Burke	5
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Nay:		0
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VOTE: 5 – 0 – 0
MOTION CARRIED

Ms. Nilsson Ripps made a motion authorizing Mr. Tada, Land Use Director/Town Planner, to sign off on all approvals/decisions pertaining to Scenic Road on the Planning Board's behalf until further notice. Mr. Wilson seconded the motion.

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

Yea:	Ms. Black, Ms. Nilsson Ripps, Mr. Bonnett, Mr. Wilson, and Mr. Burke	5
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Nay:		0
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VOTE: 5 – 0 – 0
MOTION CARRIED

Planning Board Meeting Schedule

- December 17, 2020
- January 14, 2021
- January 28, 2021

Adjournment

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

A roll call vote was taken and the meeting was adjourned at approximately 8:30 p.m.

Respectfully Submitted,
Trish Gedziun
Recording Secretary

Approved 1/14/2021