

## TOWN OF GROTON PLANNING BOARD

Thursday, June 10, 2021

### Meeting Minutes

A regular meeting of the Planning Board was held on Thursday, June 10, 2021, at approximately 7:15 p.m. at Town Hall, 173 Main Street, Groton, MA, 2<sup>nd</sup> in the floor meeting room.

#### **Members Present:**

Mr. Russell Burke, Chair  
Mr. Scott Wilson, Vice Chair  
Ms. Annika Nilsson Ripps, Clerk  
Mr. George Barringer, Board Member (Participated via Telephone)  
Mr. David Bonnett, Board Member (Participated via Telephone)  
Ms. Alyson Bedard, Board Member

#### **Members Not Present:**

Ms. Lorayne Black, Board Member, Excused

#### **Also Present:**

Mr. Takashi Tada, Land Use Director/Town Planner

#### **Discussion – Pre-Submission Review for Whitney Pond Water Treatment Facility**

Mr. Tom Orcutt, Water Superintendent, and Mr. Bob Rafferty of Environmental Partners (consultant to the Water Department) were present to address the item.

Mr. Rafferty stated the upcoming project was for the Whitney Pond Water Treatment Facility which was mandated by the state and had to be installed to treat iron and manganese. He said the building itself would be a pre-engineered metal structure (48' x 72') on a slab foundation which would be designed to look like a barn in the existing open field area. He added the only lighting would be on the door of the structure; there would be no change in the traffic volume; and the building would not be remarkably visible from Lowell Road.

The Planning Board agreed to waive the following Major Site Plan Review submittal requirements:

1. Traffic Study
2. Stamped survey plan
3. Stamped landscaping plan
4. 3-Dimensional model of the site

#### ***Discussion (Added 6/8/2021)***

#### ***Old Ayer Road/Route 119 Intersection (Prescott Common)***

#### **Improvements under Site Plan Review Permit for Indian Hill Music**

Mr. Tom Delaney, Director of Public Works, addressed the Board and said after speaking with the public safety officials he had concern about the approved intersection design (Option 3D) specified in the Site Plan Review Permit for Indian Hill Music. He said the public safety officials preferred to have one lane that came from Main Street down into Old Ayer Road which led to a stop sign. And they also preferred to have a left turn lane from Old Ayer Road onto Main Street, in front of the Mobil Station on the southeast side of Prescott Common.

Mr. Burke pointed out that it had been determined that option 3D represented the best option. Mr. Burke confirmed that Indian Hill Music would have to return with a formal request to modify the Site Plan Review Permit in order to change the plan.

***Public Hearing (Continuation)  
Definitive Plan and Special Permit for Flexible Development  
“Hayes Woods” – Maple Realty Trust (Robert Kiley, Trustee)  
Maple Avenue/Hill Road/Pepperell Road (Assessors’ Parcel 212-13 & 104-30)***

Attorney Bob Collins and Mr. Stan Dillis of Dillis and Roy Civil Design Group, LLC were present to discuss the request.

Attorney Collins reviewed the changes as follows:

- Focus of the development over to Pepperell Road.
- Cul-de-Sac with nine lots coming off of Pepperell Road.
- Four estate sized lots (10+ acres) on Maple Avenue.
- Three smaller lots on Maple Avenue, closer to the intersection of Hill Road.
- Sixty acres of permanent open space, including more than 50% of the acreage of the four 10-acre lots which would be subject to permanent conservation restrictions.
- Corridor from Maple Avenue to allow trail access to the conservation land.
- Direct trail access off of both Hill Road and Pepperell Road.

Attorney Collins said he reviewed the plan with the Natural Heritage & Endangered Species Program (NHESP) Review Biologist who was very supportive of the approach as it was minimizing development and 60 acres would be protected. He also said the overall disturbance to the site was approximately two-thirds less than what was originally proposed in the application.

Attorney Collins said his next step would be to incorporate a Major Projects Special Permit submission that would envision development that resembled the latest concept plan to occur in two separate phases. He added that the Maple Avenue side could be done with ANR (Approval Not Required) lots.

Attorney Collins also noted that they would preserve much of the treescape along Maple Avenue by utilizing existing gaps for the driveways.

Mr. Barringer asked if there was any ability to tie some of the driveways together to further limit the openings on Maple Avenue, i.e. shared driveways. Mr. Dillis replied it would create significantly more disturbance to do that. He said they could look at doing that for the first two or three lots on Maple Ave.

Mr. Barringer asked if there were affordable units in the Pepperell Road subdivision. Attorney Collins replied there were not.

Mr. Wilson commented that he felt the ANR lots on Maple Avenue should be pushed back to minimize the visual impact of fairly large homes.

Mr. Burke said he would like to see an analysis of the site that showed the limits of heavy vegetation where clearing had been done and where the existing logging roads were.

Mr. Burke asked if there were members of the public who had questions or comments.

Ms. Deb Collum, 137 Maple Avenue, addressed the Board and asked what the distance was from the areas of disturbance for the house lots and Maple Avenue. Mr. Dillis said the limits of disturbance would be between 30' and 100' depending on the lot.

Ms. Collins asked if disturbance from future property owners could be prevented. Mr. Dillis replied the proposed project would be subject to NHESP's review. Mr. Burke added the Planning Board could issue a special permit to keep the visual impact on Maple Avenue undisturbed.

Mr. Aubrey Theall, 197 Maple Avenue, addressed the Board and asked if the land that was subject to the conservation restriction but privately owned, would be subject to any restrictions in terms of public access. Attorney Collins replied the privately owned land would not have public access.

Mr. Rob Smith, 269 Pepperell Road, asked where people accessing the open space would park. Mr. Dillis replied that was a detail they had not yet worked out, but it would likely be off Pepperell Road.

Ms. Olga Box, 409 Pepperell Road, asked if making Maple Avenue a one-way was ever considered. Mr. Burke replied he felt that would be tough to do and there could be some unintended consequences.

Mr. Barringer commented that he felt the informal plan before the Planning Board appeared to do a better job of preserving the view scape on Maple Avenue. He further commented that he felt the plan deserved to be reviewed by the Board.

Mr. Burke asked if there was any member of the Board who took exception to what Mr. Barringer had said. The Planning Board members collectively expressed their support.

**MOTION:** Mr. Wilson made a motion to continue the public hearing, date specific, to the July 8, 2021, meeting. Ms. Bedard seconded the motion.

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

Yea: Mr. Wilson, Ms. Bedard, Mr. Bonnett, 6  
Mr. Barringer, Ms. Nilsson Ripps, and Mr. Burke

Nay: 0

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

**Discussion – Planning Board Reorganization and Appointments**

Mr. Burke stated the Planning Board would wait until there was a full complement of the Board in attendance prior to the reorganization.

**Project Updates**

- **Music Center at Indian Hill**

Mr. Tada summarized that there had been some erosion and sedimentation issues following the paving of the main road which resulted in the infiltration into James Brook last November. The Conservation Commission issued an Enforcement Order. Since then, Indian Hill Music had hired a stormwater consultant to monitor the situation and provide recommendations. Mr. Tada said since the Planning

Board's last meeting the Conservation Commission provided a letter to Indian Hill stating that the Commission was satisfied with the mitigation strategies.

- **Reedy Meadow Estates**

Mr. Barringer pointed out that after the recent two-inch rainstorm he visited the site and said the drainage system appeared to be in good working order.

- **Village at Shepley Hill**

Mr. Tada indicated they were still waiting to hear from the DEP (Department of Environmental Protection Agency) reviewer.

- **Village Meadows**

Mr. Tada said the developer had requested that a bond estimate be prepared so he could propose a surety to the Planning Board.

### **Committee Updates**

- **Complete Streets Committee**

Mr. Barringer reported that there were no updates.

- **Community Preservation Committee**

Mr. Burke commented the Board still needed to appoint a member to the Committee and would likely take care of it when they reorganized the Board.

### **General Business**

- **ZBA Updates**

Mr. Tada said a Special Permit application would be on the June 24<sup>th</sup> agenda regarding a request from David Gilson, 368 Main Street, who wished to operate an Inn.

- **Meeting Minutes**

There were no minutes to review.

### **Planning Board Meeting Schedule**

- June 24, 2021
- July 8, 2021

### **Adjournment**

At approximately 8:45 p.m. Mr. Wilson made a motion to adjourn. Ms. Nilsson Ripps seconded the motion.

The motion carried by a roll call vote. 6 – 0 – 0.

Respectfully submitted:

Trish Gedziun  
Recording Secretary

*Approved 7/8/2021*