

TOWN OF GROTON PLANNING BOARD
Thursday, September 9, 2021
Town Hall - 2nd Floor Meeting Room
173 Main Street, Groton, MA
Meeting Minutes

A regular meeting of the Planning Board was held on Thursday, September 9, 2021, at approximately 7:00 p.m. at Town Hall, 173 Main Street, Groton, MA, in the 2nd Floor Meeting Room.

Members Present:

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

Also Present:

Mr. Takashi Tada, Land Use Director/Town Planner

Public Hearing – Major Site Plan Review
Whitney Pond Wells – Water Treatment Plant (Groton Water Department)
864 Lowell Road (Assessors' Parcel 250-96)

Mr. Robert Rafferty of Environmental Partners addressed the Board and said the request was for a proposed water treatment plant. He said it would be comprised of a 3,500 square foot building, driveway access into the building, area around the building, and the construction of multiple lagoons (27,000 square feet at 314,000 gallons each). He added there would be some evergreens planted to shield the equipment.

Mr. Tada said Nitsch Engineering reviewed the Stormwater Management Permit application for the project and provided a letter to the Earth Removal Stormwater Advisory Committee (ERSWAC). The review letter did not cite any objections to the applicant's requests for waivers of certain stormwater regulations. Nitsch's letter concluded with three general recommendations.

Mr. Barringer said the ERSWAC approved the Stormwater Management Permit for the project.

Ms. Black suggested that the evergreens not be arborvitae or other trees that would attract deer. She also asked if the trees could be planted in a staggered pattern to look more natural.

Mr. Burke asked that the applicant provide the name of the tree species to the Board prior to planting.

Mr. Bonnett asked what the proposed construction schedule was. Mr. Orcutt replied the plan was to go before Fall Town Meeting to seek an appropriation, go out to bid in January/February, and start construction in March/April. He said the construction would take approximately eighteen months.

Ms. Nilsson Ripps commented that the color temperature of the lighting on the property should be kept at 3,500K or less.

Mr. Burke asked if there were members of the public who had questions or comments. There were no comments made.

MOTION: Ms. Nilsson Ripps made a motion to close the public hearing. Mr. Wilson seconded the motion.

A roll call vote was taken; which resulted as follows:

Yea: Ms. Black, Mr. Barringer, Mr. Bonnett, Ms. Bedard, 7
Ms. Nilsson Ripps, Mr. Wilson, and Mr. Barringer

Nay: 0

The motion carried 7 – 0 – 0.

MOTION: Mr. Wilson made a motion to approve the Major Site Plan Review for the Pond Wells – Water Treatment Plant (Groton Water Department) 864 Lowell Road (Assessors' Parcel 250-96) with the stipulations noted below. Ms. Nilsson Ripps seconded the motion.

- Planting of evergreens (native and non-invasive)
- Staggered appearance.
- Lighting to be kept under 3,000K (color temperature) and be Dark Sky compliant.
- Applicant to provide the species of evergreens and planting configuration prior to issuance of building permit.
- All recommendations from Nitsch Engineering's review letter.

A roll call vote was taken; which resulted as follows:

Yea: Ms. Black, Mr. Barringer, Mr. Bonnett, Ms. Bedard, 7
Ms. Nilsson Ripps, Mr. Wilson, and Mr. Barringer

Nay: 0

The motion carried 7 – 0 – 0.

Discussion – Old Ayer Road/Route 119 Intersection (Prescott Common) Improvements Pursuant to the Site Plan Review Permit for the Music Center at Indian Hill

Mr. Tom Delaney, Public Works Director was present to discuss the item.

Mr. Burke asked if the island that separated the incoming and outgoing traffic on Old Ayer Road North could include a rumble strip. Mr. Delaney replied it could.

Ms. Bedard asked if the rumble strip could be composed of textured concrete. Mr. Delaney replied it was possible but grinding in the asphalt would be preferable because it would make it easier when plowing.

MOTION: Mr. Barringer made a motion to approve the Intersection Improvement Plan for Old Ayer Road/Main Street prepared by Dillis & Roy Civil Design Group, dated July 30, 2021, revised on September 6, 2021, and further amended this evening; and to acknowledge that said plan resembles Option 3D of the original site plan approval. Ms. Bedard seconded the motion.

A roll call vote was taken; which resulted as follows:

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

Nay: 0

The motion carried 6 – 0 – 0. (Mr. Bonnett signed off during the discussion)

**Discussion – Preparing for Groton as a Destination Community
Groton Business Association – Mr. Jeff Gordon**

There was no one present to discuss the item.

**Public Hearings (Continuation)
Special Permits for Major Residential and Flexible Development
“Hayes Woods” – Maple Realty Trust (Robert Kiley, Trustee)
Maple Avenue/Hill Road/Pepperell Road (Assessors’ Parcels 212-13 & 104-30)**

The item could not be discussed because there was a lack of a quorum which required five Board members to be physically present for matters pertaining to a special permit.

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

The item could not be discussed because there was a lack of a quorum which required five Board members to be physically present for matters pertaining to a special permit.

MOTION: Mr. Wilson made a motion to continue the public hearings to the September 23, 2021, meeting at 7:30 p.m. Ms. Nilsson Ripps seconded the motion.

A roll call vote was taken; which resulted as follows:

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

Nay: 0

The motion carried 6 – 0 – 0.

Planning Board Reorganization

- Position of Chair of the Planning Board

MOTION: Mr. Barringer made a motion to nominate Mr. Scott Wilson as Chair of the Planning Board. Mr. Wilson accepted the nomination.

A roll call vote was taken; which resulted as follows:

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

Nay: 0

The motion carried 6 – 0 – 0.

- Position of Vice Chair of the Planning Board

MOTION: Mr. Barringer made a motion to nominate Ms. Annika Nilsson Ripps as Vice Chair of the Planning Board. Ms. Nilsson Ripps accepted the nomination.

A roll call vote was taken; which resulted as follows:

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

Nay: 0

The motion carried 6 – 0 – 0.

- Position of Clerk of Planning Board

MOTION: Mr. Barringer made a motion to nominate Ms. Alyson Bedard as Clerk of the Planning Board. Ms. Bedard accepted the nomination.

A roll call vote was taken; which resulted as follows:

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

Nay: 0

The motion carried 6 – 0 – 0.

Project Updates

- Monarch Path: The developer of Monarch Path subdivision notified the Town that Monarch Path and Noble Path would be paved at the end of the month. He said he contacted Nitsch Engineering to coordinate the inspection schedule.
- Reedy Meadow Estates: Mr. Burke asked Mr. Tada to request an opinion from Town Counsel about using the remaining bond money to pay the overdue engineering peer-review costs.

Committee Updates

- Complete Streets Committee

Mr. Barringer said the Town would resubmit the application. Mr. Tada pointed out that the proposed sidewalk projects on West Main Street and Lowell Road would directly benefit the seniors, students, and residents with limited incomes who live in those areas.

- Community Preservation Committee

Mr. Burke said the Committee was in the process of finalizing the annual Community Preservation Plan as well as preparing for the next application process. He added the construction bids for the Pickle Ball courts had come in well over what had been appropriated due to the rising construction costs and they were investigating a “plan B.”

General Business

- ZBA Updates

There were no updates.

- Meeting Minutes

There were no minutes to review.

Planning Board Meeting Schedule

- September 23, 2021
- October 7, 2021
- October 21, 2021
- October 23, 2021 – Fall Town Meeting

Adjournment

MOTION: At approximately 8:10 p.m. Mr. Wilson made a motion to adjourn. Ms. Nilsson Ripps seconded the motion.

A roll call vote was taken; which resulted as follows:

Yea:	Ms. Black, Mr. Barringer, Ms. Bedard, Ms. Nilsson Ripps, Mr. Wilson, and Mr. Barringer	6
Nay:		0

The motion carried 6 – 0 – 0.

Respectfully submitted:

Trish Gedziun
Recording Secretary

Approved 10/7/2021