

TOWN OF GROTON PLANNING BOARD
Thursday, October 21, 2021
Meeting Minutes

A virtual meeting of the Planning Board was held on Thursday, October 21, 2021, at approximately 7:07 p.m. All votes would be taken by roll call due to the fact that the meeting was held virtually.

Members Present:

Mr. Scott Wilson, Chair
Ms. Annika Nilsson Ripps, Vice Chair
Ms. Alyson Bedard, Clerk
Mr. George Barringer, Board Member
Mr. Russell Burke, Board Member

Member not Present:

Ms. Lorayne Black, Board Member
Mr. David Bonnett, Board Member

Also Present:

Mr. Takashi Tada, Land Use Director/Town Planner

Pre-Submission Review – 36 Court Street (Halsey Platt/Platt Builders)

Attorney Bob Collins, representing the applicant, said Mr. Platt would be purchasing the former May and Hally property and using a portion of it to build a custom cabinetry shop next to the existing Platt Builders shop. He said when the Board redid the parking regulations several years ago, a lot of the individual uses were deleted and instead made a catchall provision that said: “to be determined by the Planning Board.” He added the applicant intended to construct a 12,500 square foot building with up to eight employees.

Attorney Collins said Mr. Stan Dillis of Dillis & Roy Civil Design Group had prepared a preliminary site plan that included fourteen parking spaces.

Mr. Wilson suggested the use may change in the future which could affect how many parking spaces were needed.

Mr. Burke suggested they could “green bank” some spaces by showing where they could go in the future, if needed, but not actually constructing them.

Regarding the zoning district, Mr. Burke stated the underlying zoning is Residential-Agricultural (RA), and it is within the Town Center Overlay District (TCOD). The cabinetry shop would require a special permit under the TCOD, and would undergo review by the Design Review Committee.

Ms. Nilsson Ripps asked about the proposed use of the old May and Hally office building. Mr. Collins replied that the reuse of the old office building would be included in the special permit application.

Ms. Nilsson Ripps also said she would like the design of the proposed building and landscaping to be attractive and appropriate from the perspective of the adjacent Nashua River Rail Trail and nearby wetlands. Mr. Wilson agreed that the building should be designed to enhance the Rail Trail views.

Mr. Barringer observed that the gravel areas shown on the preliminary site plan could be used to accommodate future parking needs. He asked which parking spaces would be handicap accessible. He also asked about the status of the water table, proposed sewage disposal, and contaminated site remediation.

Mr. Dillis said the depth to groundwater is approximately 2 feet. Mr. Collins said the project would be connected to Town Sewer, and that Mr. Elliott had completed all of the mitigation required by the state for cleanup of contaminated sites under Chapter 21E.

Approval Not Required (ANR) Plan – Adams Avenue & Court Street (Halsey Platt)

Mr. Burke asked for clarification of the ownership of the three parcels affected by the lot line adjustments proposed in the ANR Plan. Each of the parcels appears to be under different ownership. He said he was uncomfortable endorsing the plan due to the parcel ownership questions, and he suggested submitting a revised ANR Plan showing only “Parcel A” for the purpose of allowing Platt Builders to expand their existing building on 31 Adams Avenue.

MOTION: Mr. Burke made a motion to allow the withdrawal of the Approval Not Required Plan application without prejudice, and the application fee would be credited. Mr. Barringer seconded the motion.

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

Yea: Ms. Bedard, Ms. Nilsson Ripps, Mr. Barringer, 5
Mr. Burke, and Mr. Wilson

Nay: 0

The motion carried 5 – 0 – 0.

**Discussion – Review Draft Special Permit for Major Residential Development
“Hayes Woods” – Maple Realty Trust (Robert Kiley, Trustee)
Maple Avenue/Hill Road/Pepperell Road (Assessors’ Parcels 212-13 & 104-30)**

Attorney Collins suggested deleting the line in condition #10 that reads, “The recording of this Special Permit and subsequently endorsed Approval Not Required Plan shall not constitute commencement of substantial use.” Mr. Burke replied he would prefer the sentence remain as is. Mr. Barringer and Mr. Wilson also expressed they felt the sentence should remain.

Mr. Burke suggested adding the following language to condition #6, “said plantings shall be installed to the satisfaction of the Planning Board prior to the issuance of the Certificates of Occupancy on lots 1 and 3.” Attorney Collins replied he had no objection to the addition.

Mr. Tada noted that condition #5 stated that “the deed restriction for the vegetative buffer was 50 feet with the exception of Lot 3.” He asked if Lot 1 should also be included. Attorney Collins replied the condition should read “the deed restriction for the vegetative buffer was (50) fifty feet with the exception of lots 1 and 3 as shown on the endorsed ANR Plan. The width of the restriction area on lot 1 shall be (25) twenty-five feet.” The restriction areas are shown on the ANR Plan.

MOTION: Mr. Barringer made a motion to approve the Special Permit #2021-17 for Major Residential Development for the Hayes Family Real Estate Trust on Maple Avenue, Hill Road, & Pepperell Road, as amended tonight. Ms. Bedard seconded the motion.

Ms. Bedard and Mr. Barringer each read aloud a Mullin Rule Certification stating they had examined the minutes of the meeting and all evidence received at the August 26, 2021 and the October 7, 2021 sessions of the public hearing, respectively.

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

Yea: Ms. Bedard, Ms. Nilsson Ripps, Mr. Barringer, 5
Mr. Burke, and Mr. Wilson

Nay: 0

The motion carried 5 – 0 – 0.

Approval Not Required (ANR) Plan – Maple Avenue Lots – “Hayes Woods” (Robert Kiley)

Attorney Collins explained the ANR would cover a total of 9 lots; the 7 conventional lots on Maple Avenue, the future flexible development lot on Pepperell Road, and the open space lot.

MOTION: Mr. Barringer made a motion to endorse the ANR Plan for the Hayes Family Real Estate Trust, prepared by Dillis & Roy Civil Design Group, dated October 18, 2021. Mr. Burke seconded the motion.

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

Yea: Ms. Bedard, Ms. Nilsson Ripps, Mr. Barringer, 5
Mr. Burke, and Mr. Wilson

Nay: 0

The motion carried 5 – 0 – 0.

Discussion – Academy Hill Subdivision – Modification of Woods Road

Mr. Tada said there was a question at the last meeting concerning possible erosion along Woods Road where the interceptor swales were being proposed. He said Nitsch Engineering informed him that they were not overly concerned about erosion occurring adjacent to Woods Road and that the modifications should minimize the concentrated flow of run-off, which was the cause of the erosion of the roadway surface.

MOTION: Mr. Barringer made a motion to approve the reconstruction of the Woods Road at Academy Hill as a minor field change as shown on the Woods Road Surfacing Modification plan prepared by Creative Land & Water Engineering LLC, dated October 4, 2021. Mr. Burke seconded the motion.

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

Yea: Ms. Bedard, Ms. Nilsson Ripps, Mr. Barringer, 5
Mr. Burke, and Mr. Wilson

Nay: 0

The motion carried 5 – 0 – 0.

Discussion – Planning Board Reports for the Fall Town Meeting

Mr. Burke said he would address the Zoning Clean-Up article as well as the Reedy Meadow Estates Peer Review unpaid bills article at Fall Town Meeting on October 23rd.

Committee Updates

- Complete Streets Committee

There were no updates.

- Community Preservation Committee

There were no updates.

General Business

- ZBA Updates

The next ZBA meeting would be held on November 3rd.

Planning Board Meeting Schedule

- **November 4, 2021 (Via Zoom)**
- **November 18, 2021 (Via Zoom)**

Adjournment

MOTION: At approximately 8:38 p.m. Ms. Nilsson Ripps made a motion to adjourn. Mr. Barringer seconded the motion.

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

Yea: Ms. Nilsson Ripps, Ms. Bedard, Mr. Barringer, 5
Mr. Burke, and Mr. Wilson

Nay: 0

The motion carried 5 – 0 – 0.

Respectfully submitted:

Trish Gedziun
Recording Secretary

Approved 11/4/2021