**TOWN OF GROTON PLANNING BOARD**

**Thursday, April 14, 2022**

**Meeting Minutes**

A virtual meeting of the Planning Board was held on Thursday, April 14, 2022, at approximately

7:00 p.m. All votes were to be taken by roll call because the meeting was virtual.

**Members Present:**

Mr. Scott Wilson, Chair

Ms. Alyson Bedard, Clerk

Mr. George Barringer, Board Member (arrived at approximately 7:15 p.m.)

Mr. Russell Burke, Board Member

Mr. David Bonnett, Board Member

Ms. Lorayne Black, Board Member

**Members not Present:**

Ms. Nilsson Ripps, Vice-Chair

**Also Present:**

Mr. Takashi Tada, Land Use Director/Town Planner

Per the Massachusetts Attorney General’s guidance regarding the Massachusetts Wiretap Statute, Mr. Wilson stated the meeting was virtual and being recorded and all votes must be taken via roll call. Further, Mr. Wilson introduced the people who were participating in the meeting.

***Public Hearing (Continued) – Citizens Petition – Zoning Bylaw Amendment to Change the Definition of Age-Restricted Housing (Submitted by Jeff Brem)***

Mr. Wilson explained that Mr. Brem withdrew his original petition and submitted a revised one that would be presented at Spring Town Meeting after a new public hearing on April 28th. As a matter of housekeeping, Mr. Wilson said the Planning Board needed to close the public hearing.

**MOTION:** Mr. Burke made a motion to close the public hearing. Ms. Bedard seconded the motion.

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

Yea: Ms. Burke, Ms. Bedard, Mr. Bonnett, 5

Ms. Black, & Mr. Wilson

Nay: 0

**The motion carried 5 – 0 – 0.**

***Discussion – Multi-Family Zoning for MBTA Communities***

***Kick-Off Meeting for MRPC Technical Assistance Grant***

Ms. Karen Chapman, Planning & Development Director, and Mr. Jeff Legros, Principal Planner from the Montachusetts Regional Planning Commission were present for the discussion.

Ms. Chapman reviewed the scope of services as follows:

“The community requires assistance from a professional consultant to enable the community to fulfill its mission to become compliant with the new MBTA communities.” She also reviewed the project timeline.

Mr. Burke commented that he felt using an overlay district would be better received than an outright zoning change.

Mr. Tada noted they had sought an advisory opinion from the state regarding the Deluxe Property, and it was deemed suitable for multi-family housing.

Ms. Chapman asked if the Board would like to do a GIS evaluation around the area of Deluxe Property and expand the potential overlay by 50 acres in any direction. Mr. Burke suggested that they look at multiple properties.

Mr. Jeff Legros, Principal Planner introduced himself and said he would be the Project Manager for the project.

Ms. Fran Stanley, Housing Coordinator, asked for affordable housing to be considered as part of the proposed multi-family zoning. She advocated for a 25% affordable housing requirement, which would allow for all rental units in a development to be counted in the Subsidized Housing Inventory.

As summarized below, Mr. Tada read aloud a comment from Mr. Phil Francisco, Affordable Housing Trust member. “I think that what will be the revised Citizens petition which would have a public hearing on April 28th had 20% for affordable housing.” “We could also consider thresholds on percentages of affordable units that rise as the number of units overall of a project rose.”

Ms. Chapman requested that they meet again on May 26th for updates.

***Discussion – Request for Limited Partial Release of Covenant – Model Homes***

***Village at Shepley Hill Longley Road & Sand Hill Road***

Mr. Tada reviewed the draft release of covenant from Attorney Jill Mann with edits made by Town Counsel. He noted that Mr. Larry Smith, Developer, and Ms. Julia Dickinson were also present.

Attorney Jill Mann addressed the Board and said they were present to request permission to construct the model units for the development.

**MOTION:** Mr. Burke made a motion to approve a limited partial release of covenant for the Village at Shepley Hill project, for lots 1 and 13, to allow the issuance of a building permit and construction per the partial release document as amended by Town Counsel. Ms. Black seconded the motion.

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

Yea: Ms. Burke, Ms. Bedard, Mr. Bonnett, 6

Ms. Black, Mr. Barringer, & Mr. Wilson

Nay: 0

**The motion carried 6 – 0 – 0.**

***Town Meeting Reports/Recommendations***

* Zoning Article Regarding Marijuana Establishments Buffer Zone (Select Board)
* Zoning Article Regarding Section 218.5.5 (Planning Board)

**MOTION:** Mr. Burke made a motion to recommend approval of the zoning amendment to section 218-5.5 to Town Meeting. Mr. Bedard seconded the motion.

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

Yea: Ms. Burke, Ms. Bedard, Mr. Bonnett, 6

Ms. Black, Mr. Barringer, & Mr. Wilson

Nay: 0

**The motion carried 6 – 0 – 0.**

***Project Updates***

* Bank of America Lighting Modifications – 167 Main Street
  + Preliminary proposal to reduce the brightness/spillover, from lighting consultants, GMR

Mr. Barringer said he took measurements with a light meter and all of them were over the photometric plan the Board was given, and in some cases, almost double. He said they had since reduced the wattage somewhat but would like to confirm.

Mr. Tada said the management company for the bank arranged a meeting with the lighting consultant and they said they would work on the analysis and the details in the specifications. He also said the Town had received a complaint from an abutting resident regarding the lighting.

**MOTION:** Mr. Burke made a motion that the Planning Board found the lighting on the property unsatisfactory and not in conformance with what was proposed and that the bank should act expeditiously to mitigate the light overspill and authorize Mr. Barringer and Mr. Tada to work with the bank to remedy the situation, and to provide a revised measured photometric plan after mitigation measures were taken. Failure by the bank and its agents to move expeditiously may cause the Planning Board to reconsider the operating status of the ATM. Mr. Barringer seconded the motion.

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

Yea: Ms. Burke, Ms. Bedard, Mr. Bonnett, 6

Ms. Black, Mr. Barringer, & Mr. Wilson

Nay: 0

**The motion carried 6 – 0 – 0.**

* Hayes Woods – Revised ANR Plan for 4/28/22

Mr. Tada explained that the developer and the Conservation Commission agreed that rather than having a portion of the permanently protected open space being subject to individual conservation restrictions on the four estate lots that the estate lots would be shrunk accordingly so all 60 acres of the protected open space for the overall subdivision would be deeded outright to the Conservation Commission in two separate parcels. To be further discussed at the April 28, 2022, Planning Board meeting.

***Committee Updates***

* Complete Streets Committee
  + Engineering design cost estimates from Nitsch Engineering

Mr. Tada said he received the engineering design cost estimates from Nitsch Engineering earlier that day and would be meeting with the Town Manager, Mark Haddad, the following day as they had some questions. He said the proposed total of the estimate was $44,500.00.

* Community Preservation Committee

Mr. Burke all of the applicants received a favorable recommendation from the Community Preservation Committee and were waiting for further information from the Finance Committee.

***General Business***

* Meeting Minutes – February 24, 2022

**MOTION:** Mr. Burke made a motion to approve the minutes of the February 24, 2022, meeting as presented. Ms. Bedard seconded the motion.

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

Yea: Ms. Burke, Ms. Bedard, Mr. Bonnett, 5

Ms. Black, & Mr. Wilson

Nay: 0

**The motion carried 5 – 0 – 1. (Abstained – Mr. Barringer)**

* Meeting Minutes – March 24, 2022

**MOTION:**  Ms. Bedard made a motion to approve the minutes of the March 24, 2022, meeting as presented. Mr. Burke seconded the motion.

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

Yea: Ms. Burke, Ms. Bedard, Mr. Bonnett, 4

Ms. Black, & Mr. Wilson

Nay: 0

**The motion carried 4 – 0 – 2. (Abstained – Ms. Black & Mr. Barringer)**

***Planning Board Meeting Schedule***

* April 28, 2022 (Regular meeting via Zoom)
* April 29, 2022 (Special meeting via Zoom at 9:00 a.m.)
* April 30, 2022 (Spring Town Meeting at 9:00 a.m. – Middle School)

***Adjournment***

**MOTION:** At approximately 8:51 p.m. Ms. Bedard made a motion to adjourn. Ms. Black seconded the motion.

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

Yea: Mr. Burke, Ms. Bedard, Mr. Bonnett, 6

Ms. Nilsson Ripps, Mr. Barringer, & Mr. Wilson

Nay: 0

**The motion carried 6 – 0 – 0.**

Respectfully submitted:

Trish Gedziun

Recording Secretary

*Approved 5/12/2022*