**TOWN OF GROTON PLANNING BOARD**

**Thursday, June 9, 2022**

**Meeting Minutes**

A virtual meeting of the Planning Board was held on Thursday, June 9, 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. Annika Nilsson Ripps, Vice-Chair

Ms. Alyson Bedard, Clerk

Mr. George Barringer, Board Member

Mr. David Bonnett, Board Member

Ms. Lorayne Black, Board Member

**Board Members not Present:**

Mr. Russell Burke, Board Member, Excused

**Also Present:**

Mr. Takashi Tada, Land Use Director/Town Planner

Per the Massachusetts Attorney General’s guidance, Mr. Wilson stated the meeting was virtual and being recorded and all votes must be taken via roll call. Further, Mr. Wilson introduced the board members.

***Discussion – Pre-Submission Review***

***Microbrewery, 116 Boston Road (Patrick Mulligan)***

Mr. Patrick Mulligan said he had been exploring the idea of opening a Microbrewery in Groton since 2018. He said he felt the site at 116 Boston Road was the perfect location for his proposed brewery, called Truth Serum Brewing, and it would create traffic for other businesses.

Mr. Bruce Ringwall, President, Goldman, Prest, & Ringwall, Inc. (GPR) addressed the Board and reviewed the concept sketch plan, noting that the proposed site was located at 116 Boston Road, it was in the General Business District, and was approximately 0.65 acres with 45 feet of frontage. There is an access easement across the abutting property, 120 Boston Road. The concept sketch plan shows an area of outdoor seating which would likely need to be on permeable pavers or a raised platform due to proximity to the stream (Cady Brook).

Ms. Black asked about the use of permeable pavers and the connection between the proposed water quality swale and the existing drainage system for 120 Boston Road. She also asked about sidewalk access. Mr. Ringwall said he would consult with the site design engineer for 120 Boston Road to verify the feasibility of a drainage swale connection. With regard to sidewalk connection to Boston Road, he said the existing sidewalk ends before the brook, and there is a guard rail that prohibits a sidewalk.

Mr. Barringer asked about site lighting. Mr. Ringwall said they would replace the existing pole light with a shielded LED, and probably add low-level bollard lighting and down-lighting on the building.

The Board collectively indicated that they liked the idea of the Microbrewery and would be open to consideration of the proposal in the context of the Schedule of Use Regulations in the Zoning Bylaw.

Mr. Barringer suggested that the applicant consult with the Zoning Enforcement Officer about the permitting of the proposed use. The Planning Board would do the same.

***Discussion: Major Site Plan Review Decision – Florence Roche Elementary School, Phase 2***

***342 Main Street (Florence Roche Elementary School Building Committee)***

Mr. Wilson commented that a second peer review letter had been received from Nitsch Engineering, dated June 6, 2022, and Mr. Tada had drafted a permit to be reviewed by the Planning Board.

Mr. Tada said he had received a comment via the “Chat” feature and read it aloud as summarized below:

Mr. Steve Michener, Studio G Architects: The number of fixtures will be increased as necessary to achieve the required foot candles on paved surfaces.

Mr. Tada reviewed the list of waivers and noted the following edits.

Waiver #8 – The words “a registered design professional” was changed to “a registered structural engineer.”

Waiver #9 – The words “Five of the proposed light poles will be at a height of 30 feet” was changed to “Seven of the proposed light poles will be 30 feet tall.”

**MOTION:** Ms. Nilsson Ripps made a motion to accept the list of waivers, as amended. Mr. Barringer seconded the motion.

A roll call vote was taken which resulted as follows:

Yea: Ms. Nilsson Ripps, Ms. Bedard, Ms. Black, 5

Mr. Barringer, & Mr. Wilson

Nay: 0

**MOTION CARRIED: 5 – 0 – 1 (Abstained – Mr. Bonnett)**

Mr. Tada reviewed the list of conditions and noted the following edits:

Condition #4 – “The scope and design of the building identification signage shall be presented to the Planning Board for review and approval” was added to condition #4.

Condition #5 – Was changed to: “Retaining walls more the four feet in height are subject to Planning Board review/approval and require a building permit & structural engineer stamp.

**MOTION:** Mr. Barringer made a motion to approve site plan review permit #2022-07 for the Town of Groton for the Groton Dunstable Regional School District with the noted amendments. Ms. Black seconded the motion.

A roll call vote was taken which resulted as follows:

Yea: Ms. Nilsson Ripps, Ms. Bedard, Ms. Black, 5

Mr. Barringer, & Mr. Wilson

Nay: 0

**MOTION CARRIED: 5 – 0 – 1 (Abstained – Mr. Bonnett)**

**Recorder’s Note:** Ms. Bedard was excused from the meeting at approximately 7:55 p.m.

***Discussion – Master Plan Update***

There were no updates to share.

***Planning Board Reorganization***

To be done when a full complement of the Board was present.

***Project Updates***

* Groton Hill Music Center
  + Site Preparation for the Riding Arena Demolition

Mr. Tada stated the Conversation Administrator, Mr. Nikolis Gualco, had met with the site supervisor to inspect erosion controls that were put in place around the riding arena. The area would be restored to a natural grass setting.

* + Intersection improvements – Route 119 and Old Ayer Road

Mr. Tada said the DPW was preparing the common area of the intersection (Prescott Common) and Groton Hill Music Center was going to install the sidewalk connections.

* Broadmeadow Road Flooding & Station Avenue Revitalization

Mr. Tada said the Planning Board had submitted a grant application through the Municipal Vulnerability Preparedness Program. He said the subject of the grant was to pursue mitigation of the flooding of Broadmeadow Road in conjunction with some stream channel restoration along the James Brook watershed. He said the application was not well received because it included dredging. He added the Select Board had received some federal grant funding through the ARPA (American Rescue Plan Act) Program and a consulting firm would be hired to perform a geotechnical investigation.

***Committee Updates***

* Complete Streets Committee

Mr. Tada explained that revised cost estimates from Nitsch Engineering would be received soon.

***General Business***

* Meeting Minutes of May 12, 2022

**MOTION:** Ms. Black made a motion to approve the minutes from the May 12, 2022, Planning Board meeting as amended with one grammatical edit. Mr. Barringer seconded the motion.

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

Yea: Mr. Barringer, Ms. Nilsson Ripps, 4

Ms. Black, & Mr. Wilson

Nay: 0

**MOTION CARRIED 5 – 0 – 0.**

* Meeting Minutes of May 26, 2022

**MOTION:** Ms. Black made a motion to approve the minutes from the May 26, 2022, Planning Board meeting as presented. Ms. Nilsson Ripps seconded the motion.

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

Yea: Mr. Burke, Mr. Barringer, Ms. Nilsson Ripps, 4

& Mr. Wilson

Nay: 0

**MOTION CARRIED 4 – 0 – 1. (Abstained – Mr. Bonnett)**

***Planning Board Meeting Schedule***

* June 9, 2022, & June 23, 2022

***Adjournment***

At approximately 8:15 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: Mr. Burke, Ms. Nilsson Ripps, 5

Ms. Black, Mr. Bonnet, & Mr. Wilson

Nay: 0

**MOTION CARRIED 5 – 0 – 0.**

Respectfully submitted:

Trish Gedziun

Recording Secretary

*Approved 8/4/2022*