**TOWN OF GROTON PLANNING BOARD**

**Thursday, August 4, 2022**

**Meeting Minutes**

A regular meeting of the Planning Board was held on Thursday, August 4, 2022, at approximately

7:00 p.m., in the second floor meeting room of Town Hall.

**Members Present:**

Ms. Scott Wilson, Chair

Ms. Alyson Bedard, Clerk

Mr. George Barringer, Board Member

Mr. Russell Burke, Board Member

**Board Members not Present:**

Ms. Annika Nilsson Ripps, Vice-Chair

Mr. David Bonnett, Board Member

Ms. Lorayne Black, Board Member

**Also Present:**

Mr. Takashi Tada, Land Use Director/Town Planner

***Public Hearing – Special Permit for Shared Driveway***

***Hayes Woods (Robert Kiley, Maple Avenue Realty Trust)***

***Maple Avenue, Lots 1 & 2 (Assessor’s Parcels 104-30 & 212-13)***

**MOTION:** Mr. Burke made a motion to continue the public hearing to a date certain of August 18, 2022, due to the lack of a quorum. Mr. Barringer seconded the motion.

**MOTION CARRIED: 4 – 0 – 0.**

***Discussion – Preliminary Subdivision Plan, Flexible Development***

***Hayes Woods (Robert Kiley, Maple Avenue Realty Trust)***

***Pepperell Road (Assessor’s Parcels 104-30 & 212-13)***

Attorney Bob Collins was present to speak on behalf of the applicant. He said the applicant had submitted a preliminary plan for the 10.7 acres off of Pepperell Road which is part of the Hayes Woods Major Residential Development. The preliminary flexible development plan includes a total of nine (9) single-family house lots, with each lot being approximately one acre in size. He further said there would be a short subdivision road (cul de sac) that followed the existing contours of the site.

The site design incorporates Low Impact Development (LID) techniques to manage stormwater runoff. Some drainage easements would be required, as shown on the plan. A portion of the site would be restricted as part of the open space protection requirement for Hayes Woods.

Mr. Burke asked if the proposed design would require waivers of the Planning Board Regulations for the LID drainage. Mr. Collins said they would be requesting some waivers. Mr. Burke also asked if the applicant had done any soil testing. Mr. Collins said they had completed soil testing for seven of the nine lots.

Mr. Barringer observed a discrepancy in the lot numbering on Sheets C2.1 and C3.1 of the plans. He also asked for the abutters’ well locations to be shown on the plans. Mr. Collins said he would ask Stan Dillis to correct the lot numbering and show the locations of abutting wells.

Mr. Tada explained that Fire Chief Steele McCurdy had asked if the applicant planned to use cisterns or sprinklers as a means of fire suppression. Attorney Collins replied he would check with Mr. Kiley and provide an answer at a future meeting.

Chair Wilson said the discussion would be continued to a date certain of August 18, 2022.

***Discussion – Major Site Plan Review – Draft Decision for Dental Office, 489 Main Street, Suite B (AKA Unit B)***

Mr. Barringer said he felt a condition should be added to require a north arrow on the final site plan.

Ms. Bedard commented that the dental office did not have security fencing or impermeable paving so conditions #2 and #5 should be removed from the dental office.

**MOTION:** Mr. Barringer made a motion to approve the Major Site Plan Review for 2022-11, Dental Office, as amended. Ms. Bedard seconded the motion.

**MOTION CARRIED: 4 – 0 – 0.**

**Discussion – Major Site Plan Review – Draft Decision for Marijuana Retail Establishment, 489 Main Street, Suite A (AKA Unit A)**

**MOTION:** Mr. Barringer made a motion to approve the Major Site Plan Review for 2022-10, Marijuana Retail Establishment, as amended. Ms. Bedard seconded the motion.

**MOTION CARRIED: 4 – 0 – 0.**

***Planning Board Reorganization***

The Planning Board reorganization could not be done because a full complement of the Board was not present.

***Discussion – Master Plan Update***

Mr. Tada said he would send the Board a conceptual summary of the Master Plan and would request feedback from the Planning Board on the RFP structure at the August 18, 2022, meeting.

***Project Updates***

* Kilbourn Place, 240 Main Street

Attorney Collins explained the design of the bollards to be placed in front of the building hadbeen approved by the Historic District Commission.

**MOTION:** Mr. Burke made a motion that the Planning Board approved the installation of the bollards that were approved by Historic District Commission. Ms. Bedard seconded the motion.

**MOTION CARRIED: 4 – 0 – 0.**

* Groton Hill Music Center

Mr. Tada commented that he received a plan the previous week from Dillis & Roy Civil Design Group, Inc. that contained most of the completed features on the site but not quite everything. He said the interim “As Built Plan” was provided to Nitsch Engineering and a review was underway.

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

Mr. Tada stated that the culvert installation for the wetland crossing off Sand Hill Road was underway. He said the steel culvert was approximately 45’ wide and 20’ in height, and was being installed in sections. He also noted that construction of the demo homes was underway.

* Bank of America, 167 Main Street - Lighting

Mr. Barringer said he reviewed the revised light specifications, and they were lower in lumens, but the observation of the actual lighting post-installation would confirm whether it met with the regulations or not.

Mr. Tada said they received correspondence from CBRE, the property management company for Bank of America, on June 16, 2022. CBRE stated they had asked Bank of America for approval do the work and would provide the Board with an update regarding the work schedule.

* Water Treatment Plant

Mr. Tada commented that the water treatment plant that was being constructed at the Whitney Pond Wells would have the appearance of a barn. He added there would be an illuminated sign on the building and the cut sheets for the lights was provided to the Board. According to the applicants, the fixtures do not carry the International Dark Sky Association certification, but they were “dark sky compliant.”

Mr. Barringer commented that he felt the color temperatures needed to be 3,000 Kelvins or lower. Mr. Tada said he would inform the applicants that they would be good to go if the color temperature was reduced to 3,000.

***Committee Updates***

* Complete Streets Committee

Mr. Tada explained that they were almost ready to give Nitsch Engineering the green light to send a crew to survey the two sidewalk projects that were approved for funding. He said they were waiting for one private contribution check to help pay for the cost of the engineering.

* Community Preservation Committee

Mr. Burke said the committee was looking at funding for the following year. He said the state may

have an additional $10 million available in funding, but he did not yet know the outcome.

Mr. Burke said the committee needed to coordinate with the Select Board regarding the amount of funds that were committed for the bond for the Florence Roche School project. He noted that the town had not yet received the bond.

***General Business***

* ZBA Updates

Mr. Tada said 40B Housing Development proposed to be located on Cow Pond Brook Road had passed through the state’s site approval process. He said the applicant was still working out some details regarding the septic design and the town had not yet received an application. He added he did not have any updates on the other proposed 40B Housing Development, known as Groton Farms.

Mr. Tada said the Zoning Board of Appeals would be discussing 40B’s in general at their next meeting on August 17th in preparation for receiving the applications. Town Counsel Brian Falk would attend to help explain the 40B process.

* Meeting Minutes
* June 9, 2022

**MOTION:** Mr. Barringer made a motion to approve the minutes of the June 9, 2022, meeting, as presented. Ms. Bedard seconded the motion.

**MOTION CARRIED: 4 – 0 – 0.**

* June 23, 2022

**MOTION:** Ms. Bedard made a motion to approve the minutes of the June 23, 2022, meeting, with a minor correction. Mr. Barringer seconded the motion.

**MOTION CARRIED: 4 – 0 – 0.**

* July 14, 2022

**MOTION:** Ms. Bedard made a motion to approve the minutes of the July 14, 2022, meeting, as presented. Mr. Barringer seconded the motion.

**MOTION CARRIED: 4 – 0 – 0.**

***Planning Board Meeting Schedule***

* August 18, 2022 (If needed)
* September 8, 2022
* September 22, 2022

***Adjournment***

At approximately 8:17 p.m. Ms. Bedard made a motion to adjourn. Mr. Barringer seconded the motion.

**MOTION CARRIED: 4 – 0 – 0.**

Respectfully submitted:

Trish Gedziun

Recording Secretary

*Approved 8/18/2022*