**TOWN OF GROTON PLANNING BOARD**

**Thursday, April 13, 2023**

**Meeting Minutes**

A regular (in-person) meeting of the Planning Board was held on Thursday, April 13, 2023, at approximately 7:00 p.m.

**Members Present:**

Mr. Scott Wilson, Chair

Mr. George Barringer, Board Member

Mr. Russell Burke, Board Member

Ms. Lorayne Black, Board Member

**Members Not Present:**

Ms. Annika Nilsson Ripps, Vice-Chair

Ms. Alyson Bedard, Clerk

Mr. David Bonnett, Board Member

**Also Present:**

Mr. Takashi Tada, Land Use Director/Town Planner

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

***Technical Assistance Update from Jeff Legros, MRPC***

***(Montachusetts Regional Planning Commission)***

Mr. Jeff Legros, Principal Planner, MRPC stated he was present to discuss MBTA Communities compliance. He noted that this technical assistance was funded by the Massachusetts Housing Partnership (MHP) “3A TA” grant.

Mr. Legros said one of the areas identified as suitable for transit-oriented multi-family zoning was the former Deluxe property at 500 Main Street, and several parcels surrounding it. The MRPC analyzed four districts in this vicinity based on ownership, using parameters from the Planning Board’s draft multi-family zoning bylaw and the MBTA Communities compliance model provided by the MA Department of Housing and Community Development (DHCD):

* District 1: former Deluxe Property, 500 Main Street
* District 2: Groton Residential Gardens
* District 3: Combination of three Quality Green Homes LLC parcels (formerly Burrill Family)
* District 4: Mill Run Plaza

Mr. Legros mentioned the draft multi-family zoning bylaw specifies a minimum lot size of 100,000 square feet. Running the DCHCD compliance model results in a housing density of less than the required 15 units per acre. However, reduction the minimum lot area to 70,000 s.f. results in a density of greater than 15 units per acre, which would achieve compliance.

Ms. Alice Smith, Laurel Lane, addressed the Board and asked if there had been any discussion regarding transportation requirements to address the multi-family communities’ need to get to the MBTA train station. Mr. Burke replied in the negative. Mr. Legros replied they were in the very early stages and were currently speaking about the zoning.

Mr. Legros said the board’s draft multi-family zoning bylaw was a good starting point for achieving compliance with the MBTA Community requirements. The next steps would be to review certain provisions in the draft bylaw, and to analyze compliance using various lot sizes.

***Citizen’s Petition to Rezone 797 Boston Road – Public Hearing***

***Donald Van Dyne, Landowner/Petitioner***

Mr. Wilson explained the petition to rezone 707 Boston Road was on the Spring Town Meeting Warrant (April 29, 2023) and if approved the desired use would require a special permit from the Zoning Board of Appeals and a site plan review from the Planning Board.

Mr. Van Dyne said he was present on behalf of the citizens’ petition to change the zoning from Residential-Agricultural (R-A) to Neighborhood Business (NB) in order to seek permits to construct an indoor pickleball facility.

Mr. Wilson asked if any Board Members had questions or comments.

Mr. Barringer asked what the outside of the building would look like. Mr. Van Dyne said they had not yet decided upon that. Mr. Barringer also said the applicant had indicated that there would be no excessive noise coming from the building but felt the applicant needed to provide further information, i.e., the HVAC units.

Mr. Wilson said he was not quite sure how one could address the noise levels of the HVAC units, other than to mitigate the noise with appropriate insulation.

Mr. Wilson asked if there were members of the public who had questions or comments.

Ms. Alice Smith, of 10 Laurel Road, said she lived approximately four-tenths of a mile westbound from 797 Boston Road. She requested that the property remain Residential/Agricultural (R-A). She also said she felt that the property would be attractive to homeowners if sidewalks were present and proper planning and development were done.

Ms. Smith said she felt the lighting, noise, and traffic would negatively affect the quality of life for the residents and abutters of the intersection.

Mr. Richard Mason, a resident, addressed the Board and said he was opposed to the proposed change in zoning.

Ms. Cathy Delaney, Old Carriage Path, stated that she did not oppose pickleball, but she was very concerned about the increase in traffic and said she felt there had to be sidewalks and was hopeful that would be part of the plan.

Ms. Julie Rodwin, a resident, addressed the Board and echoed what Ms. Smith had said. She said she was not in favor of the proposed zoning change.

Ms. Leanna Martin, 43 Forge Village Road, commented that she had concerns about the size of the building as well as the impervious ground that would be put in. She also said she felt it would affect wildlife.

Ms. Nancy Muller, 965 Boston Road, addressed the Board and said she rose in protest of the proposed rezoning.

Ms. Barbara Seeber-Wagner, a resident, addressed the Board and said she was not in favor of the proposed change in zoning, and added that she did not feel it met with the character of the neighborhood.

Mr. John Hojnacki, 16 Sunset Road, addressed the Board and also requested a negative recommendation for a change in zoning. He said he felt it would cause a lot of light pollution.

Ms. Linda Deciccio-Fanning, 823 Boston Road, addressed the Board and said she too was not in favor of the proposed change in zoning.

Mr. Phil Francisco, Bridge Street, addressed the Board and commented that he felt there were some benefits to intermingling residential and commercial properties. He also stated that he felt it was important to make the area walkable by installing sidewalks.

Mr. Jimmy Long, Sunset Road, addressed the Board and said his concern was sustainability and the long-serving use of the property.

Mr. Karl Lundgren, 20 Dorothy Place, addressed the Board and said he was opposed to the change in zoning. He said he felt like there would be a parking lot in his backyard.

Ms. Patricia Castellucci, Sunset Road, addressed the Board and said she was also opposed to the proposed change in zoning.

Mr. Wilson asked if any other members of the public had questions or comments. There were none.

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

**MOTION CARRIED: 4 – 0 – 0.**

***Definitive Plan and Special Permit (Public Hearing – Continued)***

***Hayes Woods Subdivision – Flexible Development***

***Pepperell Road, Assessors’ Parcel 104 – 30 (Kiley***

* Applicant requested to continue the hearing until April 27th in order to finalize Stormwater Management Plan
* Applicant requested an extension of the 90-day Definitive Plan review deadline through May 12th.

**MOTION:** Mr. Barringer made a motion to schedule the public hearing for the Hayes Woods Subdivision Flexible Development to April 27th at 7:00 p.m. Ms. Black seconded the motion.

**MOTION CARRIED: 4 – 0 – 0.**

***Special Permit for Shared Driveway – (Public Hearing – Continued)***

***Hayes Woods Subdivision – Pepperell Road – Lots 3, 4, & 5***

***Assessors’ Parcel 104-30 (Kiley)***

* Applicant requested to continue the hearing until April 27th.

**MOTION:** Mr. Barringer made a motion to approve the applicant’s request to continue the hearing for the Special Permit for a shared driveway at Hayes Woods Subdivision – Pepperell Road – Lots 3, 4, & 5 to April 27th at 7:00 p.m. Ms. Black seconded the motion.

**MOTION CARRIED: 4 – 0 – 0.**

**MOTION:** Mr. Barringer made a motion to approve the applicant’s request for a 90-day definitive plan review extension through May 12th regarding the Hayes Woods Subdivision – Flexible Development. Mr. Burke seconded the motion.

**MOTION CARRIED: 4 – 0 – 0.**

***Discussion – Approval Not Required (ANR) Plan***

***Sand Hill Road/Common Street (Assessors’ Map 225; Parcels 17, 18, & 19)***

* Applicant requested an extension of the 21-day ANR Plan review deadline until April 27th.

**MOTION:** Mr. Barringer made a motion to approve the applicant’s request for an extension for a 21-day ANR Plan Review/Sand Hill Road/Common Street (Assessors’ Map 225; Parcels 17, 18, & 19 until April 27th. Mr. Burke seconded the motion.

**MOTION CARRIED: 4 – 0 – 0.**

***Discussion – Bank of America ATM***

***167 Main Street, Proposed Site Lighting Modifications (added 4/11/2023)***

* Received updated lighting modifications proposal (v.6) from Bohler Engineering on behalf of CBRE (agent for BOA)

Mr. Matthew Bombaci, P.E. of Bohler Engineering was present along with Mr. Bill Sharkey of CBRE. He presented the Board with an updated lighting plan including lowering some poles, reducing the glare, and the removal of one extraneous light fixture.

Mr. Barringer suggested installing a shielded fixture on the pole that was closest to the abutting residence. Mr. Bombaci replied that he would look into it.

Mr. Tada said if there were any proposed changes to the fixtures they would have to go before the Historic District Commission to get them approved.

***Discussion – Review Proposal for Master Plan Consulting Services***

* Received one proposal from Barrett Planning Group

Mr. Tada distributed copies of the one proposal received from the Barrett Planning Group and the Board collectively decided to place the item on the next Planning Board’s agenda to allow them time to review it.

***Project Updates***

* Monarch Path Subdivision – As-Built Plan (added 4/11/2023)
	+ Received roadway As-Built Plan from the developer.
	+ Seeking Town acceptance of roads at Fall Town Meeting.
* Village at Shepley Hill
	+ There were no updates to share.
* Groton Hill Music Center
	+ Site work at the Peabody Street intersection

Mr. Barringer noted that he spoke with a representative of the Groton Hill Music Center regarding lighting and the site work. He said the tone was appropriate but non-committal. He said he would continue the discussion. Mr. Burke suggested that representatives from the Groton Hill Music Center attend a future Select Board meeting.

Mr. Tada stated that he would draft a letter, for the Board’s review inviting representatives from the Groton Hill Music Center to attend the April 27th meeting.

* Boynton Meadows – Landscape Plantings Update
	+ Landscape plantings proposed in the spring.

Mr. Tada said he forwarded a proposed plan to the Board a few weeks prior. He said the Homeowners Association was looking to fill in the gaps in the plantings. Ms. Black said she would like to review the proposed plan and they would defer the item to a future meeting.

***Committee Updates***

* Complete Streets
	+ Approved the draft sidewalk plans on April 12th.
	+ Waiting for construction cost estimates.
* Community Preservation Committee
	+ Evaluated the eight FY24 project applications on 3/13/23. Seven of the eight applications would be proposed to received funding at Town Meeting. He said the Committee voted against the application from the Housing Authority to do some initial site feasibility studies for landlocked property. (The property had been used by the Groton Fire Department for practice and they used hazardous firefighting material on the site)

***General Business***

* ZBA Updates
	+ Groton Farms 40B – Next hearing date is April 19th. (Architectural elements of the plan to be presented)
		- 6:30 p.m., 2nd-floor meeting room, Town Hall
* Meeting Minutes – March 2, 2023

**MOTION:** Mr. Barringer made a motion to approve the minutes of the March 2, 2023, meeting, as presented. Mr. Burke seconded the motion.

**MOTION CARRIED: 4 – 0 – 0.**

* Meeting Minutes – March 16, 2023

**MOTION:** Mr. Burke made a motion to approve the minutes of the March 16, 2023, meeting, as presented. Mr. Barringer seconded the motion.

**MOTION CARRIED: 4 – 0 – 0.**

***Planning Board Meeting Schedule***

* April 27th
* April 29th Spring Town Meeting (Middle School at 9:00 a.m.)

***Adjournment***

At approximately 10:00 p.m. Mr. Burke made a motion to adjourn. Mr. Barringer seconded the motion.

**MOTION CARRIED: 4 – 0 – 0.**

Respectfully submitted:

Trish Gedziun

Recording Secretary

*Approved 4/27/2023*