**TOWN OF GROTON PLANNING BOARD**

**Thursday, July 27, 2023**

**Meeting Minutes**

A virtual meeting of the Planning Board was held on Thursday, July 13, 2023, at approximately

7:00 p.m.

**Members Present:**

Mr. Scott Wilson, Chair

Mr. George Barringer, Board Member

Mr. Russell Burke, Board Member (arrive at approximately 7:05 p.m.)

Ms. Lorayne Black, Board Member

Mr. David Bonnett, Board Member

Mr. Phil Francisco, Board Member

**Not Present:**

Ms. Alyson Bedard, Clerk

**Also Present:**

Mr. Takashi Tada, Land Use Director/Town Planner

Per the Massachusetts Attorney General’s guidance regarding the Massachusetts Wiretap and Open Meeting Laws, Mr. Wilson stated that the meeting was virtual and recorded, and all votes must be taken via roll call. Further, the Planning Board members and meeting participants introduced themselves.

***Public Hearing (Continuation) – Preliminary Subdivision Plan***

***63 Gratuity Road, Assessor’s Parcel 216-47***

***Routhier & Roper Gratuity Road LLC.***

Mr. Wilson stated that the applicant had requested a continuance until the August 24, 2023, Planning Board meeting.

**MOTION:** Mr. Barringer made a motion to continue the public hearing for a Preliminary Subdivision Plan for 63 Gratuity Road, Assessor’s Parcel 216-47, to the August 24, 2023, Planning Board meeting at 7:00 p.m. Mr. Francisco seconded the motion.

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

Yea: Mr. Barringer, Mr. Francisco, Ms. Black, 5

 Mr. Bonnett, and Mr. Wilson

Nay: 0

**MOTION CARRIED: 5 – 0 – 0.**

Mr. Tada reported that he informed the Town Manager, Mr. Mark Haddad, about the Planning Board’s vote to request that the applicant consider installing stop signs along Mill Street. Mr. Tada said Mr. Haddad advised him to consult with the Police Chief and the DPW/Highway Director. If the Police and DPW were inclined to support the request, then they would be the ones to bring it to the Select Board as a recommendation.

Mr. Barringer stated, for the record, that the discussion regarding drafting a letter regarding the stop signs was not part of the public hearing, and was an independent request from the Planning Board.

***Planning Board Reorganization & Appointments***

To be addressed when there was a full complement from the Board in attendance.

***Project Updates***

* **Academy Hill**
	+ Preparation of As-Built Plan for Road Acceptance

Mr. Tada explained that the developer had not completed all the work to button up the site. He added that the developer was still hoping to complete the work in time to be included on the Fall Town Warrant.

* **Monarch Path**
	+ Road Acceptance – As-Built Plan Review by Nitsch Engineering
	+ Questions about Detention Pond 5 (Noble Path Cul-de-Sac)

Mr. Tada explained that the subdivision predated his time as the Land/Use Director/Town Planner in Groton.

Mr. Tada said the developer, Ebi Masalehdan, believed that he had completed all the sitework and submitted an As-Built Plan to the Town. Nitsch Engineering conducted a review and prepared a field report and a letter which was provided to the Planning Board. He noted that Nitsch Engineering included the typical punch list of items that needed to be buttoned up before they could deem everything to be fully completed or in compliance. He said the most significant item on the punch list related to the portion of the subdivision that was at the end of the cul-de-sac, known as Noble Path. He said the developer felt that after the initial permitting of the subdivision, they went before the Planning Board and requested to modify the project to reduce the scope of stormwater management system. He said the developer believed there was a modification made that would have eliminated stormwater detention basin #5. Mr. Tada noted that the project had been permitted in either 2007 or 2008 and added that he had not been able to find any documentation related to the stormwater management system modification.

Mr. Burke stated that the Planning Board never approved the elimination of the detention basin. He added that the developer would have to come back to the Board to address that issue.

* **Groton Hill Music Center**

There were no updates to share.

***Committee Updates***

* Complete Streets Committee
	+ Mr. Tada explained that they had submitted a request to MassDOT to extend the Complete Streets Grant as they were running out of time to do the construction in the current year. He said MassDOT granted an extension of one year, through December 2024.
* Community Preservation Committee
	+ Mr. Burke said there had been a meeting the previous Monday where they discussed conflict of interest and how it applied to CPC members voting on projects when they might also be affiliated with the organization that submits an application.
* Conductorlab Oversight Committee
* Hiring a consultant to review Honeywell’s Draft Permanent Solution Statement (PSS) and Draft Activity and Use Limitation (AUL) for the Conductorlab remediation site, 450 Main Street.

Mr. Tada explained that Honeywell, who was the owner of the property, believed that they had reached the endpoint in the remediation of the contaminated site and that they had prepared a draft document, known as a Permanent Solution Statement (PSS). He said the statement would eventually get submitted to MassDEP with the hope that they would approve and sign off on the completion of Honeywell’s obligation to bring the site into compliance per the Massachusetts Contingency Plan.

***General Business***

* ZBA Updates
	+ Groton Farms, 500 Main Street – Hearing Continued to August 9, 2023, at the request of the applicant.
	+ Heritage Landing, Cow Pond Brook Road – Hearing held on July 26, 2023
		- Talked a lot about traffic and some initial concerns from residents were heard.
		- The ZBA and the applicant agreed on who would be the Peer Review Consultants.
		- Nitsch Engineering to perform the Civil & Stormwater Engineering Review.
		- MDM Transportation Consultants to perform the Transportation/Traffic Peer Review.
		- Hearing Continued to August 9, 2023

Mr. Francisco noted that representatives from the MIT Observatory had expressed two concerns regarding the proposed development; one was having a highly concentrated nexus of lighting so close to their facility as it could radically reduce the amount of visible sky they could use with their equipment, and the second concern was radio frequency interference from devices because they had highly sensitive electronics.

**MOTION:** Mr. Barringer made a motion for Mr. Tada to send a letter to Bank of America regarding the lighting and to request an update and a plan of action. Mr. Burke seconded the motion.

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

Yea: Mr. Barringer, Mr. Francisco, Ms. Black, 6

 Mr. Bonnett, Mr. Burke, and Mr. Wilson

Nay: 0

**MOTION CARRIED: 6 – 0 – 0.**

* Master Plan Update

Mr. Bonnett commented that he attended one of the interview sessions regarding the Master Plan. He said there seemed to be some confusion regarding who was supposed to be invited and how the meeting was run. He added that his takeaway was that the expectations for the Master Plan were increasing, and people were interested in making sure the plan was thought out and addressed the numerous problems the Town was facing. He said he felt the Planning Board needed to be more engaged with the Barrett Group to provide them with more guidance.

Mr. Francisco commented that he agreed that the Planning Board should be more engaged with the Barrett Group, but that the session he attended went well.

Ms. Black said she too attended an interview session, and she felt the discussion went well.

The Planning Board collectively agreed that they needed to heavily advertise to the community regarding the creation of the next Master Plan.

**Recorder’s Note: Ms. Black was excused from the meeting at approximately 8:15 p.m.**

* Meeting Minutes – June 8, 2023

**MOTION:** Mr. Barringer made a motion to approve the minutes of the June 8, 2023, meeting, as presented. Mr. Francisco seconded the motion.

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

Yea: Mr. Barringer, Mr. Burke, Mr. Bonnett, 5

Mr. Francisco, and Mr. Wilson

Nay: 0

**MOTION CARRIED: 5 – 0 – 0.**

***Planning Board Meeting Schedule***

* August 24th
* September 14th
* September 28th
* October 12th
* October 26th
* October 28th – Fall Town Meeting

***Adjournment***

At approximately 8:22 p.m. Mr. Barringer made a motion to adjourn. Mr. Francisco seconded the motion.

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

Yea: Mr. Barringer, Mr. Francisco, Mr. Burke, 5

 Mr. Bonnett, and Mr. Wilson

Nay: 0

**MOTION CARRIED: 5 – 0 – 0.**

Respectfully submitted:

Trish Gedziun

Recording Secretary