**TOWN OF GROTON PLANNING BOARD**

**Thursday, October 26, 2023**

**Meeting Minutes**

A virtual meeting of the Planning Board was held on Thursday, October 26, 2023, at 7:00 p.m.

**Members Present:**

Mr. Scott Wilson, Chair

Ms. Lorayne Black, Vice Chair

Mr. Phil Francisco, Clerk

Mr. Russell Burke, Board Member

Mr. David Bonnett, Board Member

Ms. Alyson Bedard, Board Member (Arrived at approximately 7:20 p.m.)

**Members Not Present:**

Mr. George Barringer, Board Member

**Also Present:**

Mr. Takashi Tada, Land Use Director/Town Planner

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

***Firearm Sale Regulations Study Committee***

Mr. Burke suggested that Police Chief Michael Luth be added as a participant in the Firearm Sales Regulation Study Committee.

**MOTION:** Mr. Francisco made a motion to appoint Police Chief Michael Luth as a member of the Firearm Sales Regulation Study Committee. Mr. Burke seconded the motion.

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

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

 Mr. Bonnett, & Mr. Wilson

Nay: 0

**MOTION CARRIED: 5 – 0 – 0.**

***Discussion – Request for Release of Performance Bond***

***Hummingbird Lane, Rocky Hill Subdivision***

Mr. Tada said they had not yet received a report from Nitsch Engineering, and they would address the matter at a future Planning Board meeting.

***Discussion – Planning Board Report for Fall Town Meeting***

Mr. Tada explained that he had a draft report for the Fall Town Meeting relative to the below Article:

* Recommendation for Acceptance of Arbor Way, Cherry Tree Lane, and Fieldstone Drive (Academy Hill)

Mr. Tada also said that he had provided the Select Board with a memo for their public hearing.

**MOTION:** Mr. Burke made a motion to recommend the acceptance of Arbor Way, Cherry Tree Lane, and Fieldstone Drive in the Academy Hill subdivision as public ways. Mr. Bonnett seconded the motion.

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

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

 Mr. Bonnett, & Mr. Wilson

Nay: 0

**MOTION CARRIED: 5 – 0 – 0.**

Mr. Wilson offered to read the report and recommendation at Town Meeting.

**Recorder’s Note:**  Ms. Bedard arrived at the meeting at approximately 7:20 p.m.

***Project Updates***

* Master Plan Update

Mr. Wilson said the survey regarding the Master Plan would close on October 31st. He added that the interviews with town officials were ongoing.

Mr. Tada noted that the Barrett Group would review the results of the survey at the Planning Board meeting on November 8th.

* Monarch Path

Mr. Tada stated that Monarch Path would likely be addressed at the spring Town Meeting.

* Groton Hill Music Center

Mr. Tada explained that the permanent Occupancy Permit had been issued. He added that some items needed completion for the Conservation Commission’s Order of Conditions and possibly the Stormwater Committee, as well as some items requested by the Planning Board.

* Village at Shepley Hill

Mr. Tada stated that he received a report from the Board of Health agent who had visited the site and he noted that they had substantially completed the landscaping work in the cul-de-sac.

* 240 Main Street, Kilbourn Place

Ms. Black said she would provide a summary of the landscaping at the next Planning Board meeting.

* Bank of America

Mr. Tada commented that he had reached out to the project manager from the real estate management company, and the reply essentially said that the electrician had located the fixtures and ordered the supplies needed, but due to supply chain delays, the work would not happen until the end of the year.

***Committee Updates***

* Complete Streets Committee

Mr. Tada said he received a proposal from a resident on Boston Road who wanted to see some additional pedestrian safety improvements along the stretch of Boston Road between Old Ayer Road and Johnson’s Restaurant. Mr. Tada said the issue was that it was a state road and not a town-owned road, so it would be difficult to do anything without state approval. He added that it would be up to Mass DOT. Mr. Tada also said the committee needed to meet to approve meeting minutes.

* Community Preservation Committee

Mr. Burke said the committee would be reviewing the applications received. He added, however, that the state match would likely not be as much as in past years due to the reduced activity in the Registry of Deeds, which was the primary funding mechanism.

* Conductorlab Oversight Committee

Mr. Wilson Commented that the Conductorlab Oversight Committee had received funds from Honeywell for a peer review.

Mr. Tada said the report that would be reviewed was known as a draft Permanent Solution Statement (PSS), which was the last big step in the life cycle of a contamination site under the Massachusetts Contingent Plan. He said once the report was reviewed by the town, it would be submitted by Honeywell to MassDEP (Department of Environmental Protection), and if MassDEP signed off on it, it would be the end of Honeywell’s involvement in the environmental clean-up of the site.

***General Business***

* ZBA Updates
	+ Groton Farms 40B – The next meeting will be held on November 1st, where the ZBA was expected to complete its review of the draft comprehensive permit decision and that they would vote to issue the decision.
	+ Heritage Landing 40B – The next Public Hearing would be held on November 8th
* Meeting Minutes
* August 24, 2023

**MOTION:** Mr. Burkemade a motion to approve the minutes from the August 24, 2023, meeting, as amended. Ms. Black seconded the motion.

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

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

 Ms. Bedard, & Mr. Wilson

Nay: 0

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

* September 14, 2023

**MOTION:** Ms. Bedardmade a motion to approve the minutes from the September 14, 2023, meeting, as amended. Mr. Francisco seconded the motion.

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

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

 Ms. Bedard, & Mr. Wilson

Nay: 0

**MOTION CARRIED: 5 – 0 – 1. (Abstained – Ms. Black)**

***Planning Board Meeting Schedule***

* October 28th – Fall Town Meeting
* November 9, 2023
* November 30, 2023
* December 14, 2023

***Adjournment***

At approximately 7:52 p.m. Mr. Burke made a motion to adjourn. Ms. Bedard seconded the motion.

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

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

 Mr. Francisco, Ms. Black, and Mr. Wilson

Nay: 0

**MOTION CARRIED: 6 – 0 – 0.**

Respectfully submitted:

Trish Gedziun

Recording Secretary

*Approved 12/14/2023*