

BOARD OF SELECTMEN
JUNE 16, 2003
REGULAR SESSION MINUTES
"APPROVED"

Present: Chairman Tom Hartnett, Vice Chair Fran Dillon, Clerk Jack Saball, Members Peter Cunningham and Virginia Wood. The meeting was called to order at 7:00 p.m.

Groton Residential Gardens 40B amended application

Attorney Douglas Deschenes was representing the 40B applicant Mr. Walker. Attorney Deschenes gave an overview of the changes noting that the original site approval application to Mass Housing was revised to add additional land and units. The building design and layout has not changed. The amendment adds .9 acres and 3 buildings/12 units for a total of 4.2 acres with 60 units. The new plan eliminates access on to Anthony Drive, which the previous plan had as gated. There will now be a fence between the development and the abutter's property on Anthony Drive. The new plan now has two egresses onto Mill St., and sidewalk access to Main Street. Of the 60 units 15 will be affordable.

Selectman Dillon inquired about the sewer, as the Town had received a letter from the Sewer Commission stating that there currently was not enough capacity. Attorney Deschenes said there was still work to do and that he would be meeting with the Sewer Commission.

Selectman Cunningham would like to see a couple of 3 bedroom units and more handicap units. Attorney Deschenes said the new plan adds one more handicap unit and he will discuss with the ZBA the reconfiguring of the 2 bedroom units.

Selectman Cunningham also noted that he would like to see realignment of Mill St. as part of this project.

Selectman Cunningham noted his concern regarding the density of the number of units on such a small site. Attorney Deschenes said he will take any input and that Mass Housing would be looking at the project to see if it fit their rules and regulations and fit into the town. They will also look at the site analysis and the pro forma. If Mass Housing issues a site approval, then they will apply to the ZBA.

Selectman Wood asked what were the criteria Mass Housing used regarding request for comments. Attorney Deschenes stated that 25 % of the units had to be affordable with a deed rider. He believed that the deed would state that the affordable units would continue to be affordable for perpetuity. Mass Housing also required that the project be a limited divided project and the maximum profit is 20%.

Ms. Kitchen noted that the Selectman's comments had to be to Mass Housing by July 14.

Selectmen Saball and Hartnett also noted that the density was a concern of theirs. Selectman Hartnett also recommended that Attorney Deschenes contact the abutting neighbor, Mark McCarthy, to see if they could purchase property that would add additional land to the project.

Carolyn Perkins, of the Planning Board said the Planning Board had concerns with the density, the safety of the intersection of Main and Mill Sts., the extent of impervious surface, drainage on the property, and lack of a playground area for children. She expressed concern about only one dumpster for 60 units and parking spaces are close to the egresses to Main and Mill Streets.

Mr. Gmeiner, Sewer Commissioner, said that the Commission had not yet talked to the developer but noted that the Sewer has no capacity for this project.

Craig Auman, Conservation Commissioner, stated that the developer must file a Notice of Intent with the Commission.

Lillian Alcott, an abutter expressed concern with the access onto Mill Street and recommended that Mill Street become a dead end from Arlington Street.

Mark McCarthy, an abutter, felt that if the alignment of Mill and Main St. was moved it would allow the owner to combine properties for more density, which would make matters worse. Mr. McCarthy felt that Mill street should be posted no truck traffic and through traffic only.

Carrie Kneeland, an abutter on Anthony Drive noted that if the property was developed conventionally that only two homes could be put on the property. She advocated reducing the density which would allow an on site sewage system. She also noted that there is a request for comments regarding and Environmental Notification Form that are due June 15.

Attorney Deschenes explained that a NOI is not done until the site approval letter from Mass Housing is received then the NOI process goes parallel with the ZBA hearings and Conservation.

Ms. Kneeland asked how many waivers were being requested. Attorney Deschenes said there were 4 main waivers i.e. density, 50 ft front line set back etc. and others such as multi family waiver, parking lot planting, shared driveway special permits.

Gratuity Road Trail Easement

Selectman Wood moved to approve and accept the Grant of Easement from Breezy Hill Realty Corporation located on the southwesterly side of Gratuity Road shown as "Proposed 50ft wide trail easement" on a plan of land entitled "Plan of Land in Groton, Massachusetts" dated November 13, 2001, Owner/Applicant Richard W. Marsh, 173 Gratuity Road, Groton, Ma. 01450, Dillis and Mische, Inc. Registered Professional Land Surveyors." Seconded by Jack Saball and voted unanimously.

Liaison Policy

The Selectmen reviewed the draft policy and recommended some changes. The policy as amended will be voted on next week.

Board of Selectmen Goals

The Board reviewed its goals, as attached, and assigned responsibility, priorities and time frames.

Cable Advisory Committee Appointment

Motion by Selectman Wood, Seconded by Selectman Dillon to appoint Gabriel A. Nucci to the Cable Advisory committee, term to expire June 30, 2004. Voted unanimously

Conductorlab Oversight Committee Appointment

Motion by Selectman Wood, Seconded by Selectman Cunningham to appoint Kim Henry to the Conductorlab Oversight Committee, term to expire June 30, 2004. Voted unanimously.

Letter of support for Squannacook River Rail Trail to National Park Service

Motion by Selectman Wood, Seconded by Selectman Cunningham to send a letter to the National Park Service requesting support for the NWRA application regarding the proposed Squannacook River Rail Trail. Voted unanimously.

One day liquor license-NOA

Motion by Selectman Wood, Seconded by Selectman Saball to approve a one-day Wine and Malt License for Barbara Scofidio of NOA Gallery on Friday June 27th from 7pm-9pm. Voted unanimously.

Annual committee reappointments

Motion by Selectman Hartnett, seconded by Selectman Cunningham to reappoint the following as listed (enclosed herein). Voted unanimously.

Administrative Officer Report

Ms. Kitchen stated that there now would be a warrant each week (one week a payroll, the following week a vendor warrant) so it would be necessary for at least three Selectmen to come in on Monday or Tuesday morning to sign the warrant.

Ms. Kitchen announced that the Veterans Mobile Clinic would be at the Town Hall on Wed. June 18.

Ms. Kitchen asked the Selectmen to determine which of them would be the representative to SADAC. Selectmen Hartnett and Dillon expressed interest.

It was requested that Ms. Kitchen obtain an update on the landfill capping and that she develop her goals for the board to consider.

Ms. Sartini announced that on June 25 from 7-10pm in the Town Hall there would be a lecture on how to preserve farms.

Mr. Cunningham moved to enter into Executive Session at 10:10 p.m. in accordance with MGL Chapter 39, Section 23B for the purpose of discussion litigation and will not reconvene into Open Session. Seconded by Mr. Saball. Roll call vote: Dillon- yes; Saball yes; Cunningham - yes; Wood – yes; Hartnett - yes.

Selectman Cunningham moved to adjourn the meeting at 10:20pm. Seconded by Selectman Saball. Voted unanimously.

Approved: _____
John L. Saball, Clerk

Respectfully submitted,
Jean E. Kitchen
Administrative Officer

Date Approved: June 23, 2003