

BOARD OF SELECTMEN
JULY 14, 2003
REGULAR SESSION MINUTES
“APPROVED”

Present: Thomas D. Hartnett; Chair; John L. Saball, Clerk; Peter S. Cunningham, Member Virginia C. Wood, Member; Administrative Officer Jean E. Kitchen and Maria Casey, Administrative Secretary; Kathleen Newell, Office Assistant.

Absent: George F. Dillon, Jr., Vice Chair

The meeting was called to order at 7:00 p.m.

Chapter 40B Comprehensive Permit – West Main Street and Gloria Drive

Ray Lyons was present representing Peter and Paul Bradley of B-Squared Corporation. Also in attendance were numerous abutters and concerned citizens (see attached sign-in notice, names enclosed herein).

Ms. Kitchen requested Mr. Lyons explain the process of the Chapter 40B Comprehensive Permit. Mr. Lyons explained that the proposed project was for (2) two buildings consisting of (10) ten units of rental housing off West Main Street on Gloria Drive. The permit process is to solicit informal comments from the Board of Selectmen and other Boards. The various boards would then submit comments to the Board of Selectmen who in turn would compose a letter to Mass Housing. With a positive site approval letter from Mass Housing there would then be a formal Zoning Board of Appeals hearing, the ZBA sits in place of all other boards, therefore the Comprehensive permit requires only the one hearing and one permit, all comments are solicited from the other boards for the ZBA's perusal. Mr. Lyons stated that this meeting was an opportunity for the Board of Selectmen to address the issue and present comments, but that a negative recommendation from the Board did not negate the process.

Mr. Cunningham asked what type of sewage system would be used and if there would be enough area on the lot for a back up system. Mr. Lyons stated that it would possibly be a community system and possibly located under the parking area. Mr. Lyons stated that there would be a potential list of waivers requested and at the current there were many unknowns.

Mr. Hartnett and Ms. Wood expressed concern that the proposed project's size and density did not fit in with the character of the neighborhood or town. Mr. Hartnett stated that the proposed project required so much area on the already small lot and the majority of the area would be taken up with parking that it allowed very little actual living area and room for children to play. Mr. Lyons stated that there were two (2) parking slots per unit as required, he further stated that typically the Chapter 40B housing populace was typically seniors downsizing, young couples starting out, and not usually a large number of children.

Mr. Hartnett, Mr. Cunningham, and Mr. Saball concurred that the proposed area was very small and that there were definite safety concerns. Mr. Saball asked if there was access for emergency vehicles from Route 225 – West Groton Road because of the narrow road width. Mr. Lyons stated that there would be meetings with both the Chief of Police and Fire Chief regarding the logistics for emergency vehicle access. Mr. Saball inquired if there were possible access via the adjacent town owned conservation land.

Mr. George Barringer of the Planning Board stated that the Planning Board had met the previous Thursday and reviewed the plans and expressed the Board's support of affordable housing and affordable rental housing. However the Planning Board had concerns with the access of the site off West Main Street, which according to the plans has a twenty (20) foot right of way and an eighteen (18) foot driveway. Mr. Barringer stated that the plan allowed for a scant foot on each side of the driveway for snow removal and was concerned with safety as well as potential trespass on abutters with snow plowing. Mr. Barringer also stated that there was not appropriate rounding at the end and he felt it was substandard.

Mr. Josh Degen also of the Planning Board expressed concern with the Zoning Board of Appeals being placed in unfamiliar territory and acting as the Planning Board in the permitting process. Mr. Degen stated that this current plan is the tightest one submitted thus far for Chapter 40B. Mr. Degen stated that the town of Norwell had been presented with numerous Chapter 40B projects and undertook their own project and made a profit from the units.

Mr. Craig Auman, Conservation Commission stated that changing use of conservation property is not an easy undertaking and would require approval from the state level. Mr. Auman stated that the proposed building site was not a wetland nor within the buffer zone, however it was on the endangered species Natural Heritage Map.

Mr. Gordon Newell of West Groton Water stated that there was plenty of water available for fire protection.

Mrs. Martha Bascom an abutter expressed concern regarding access and safety; Mrs. Bascom also submitted a letter from Ms. Carmella Arnone for the record who also expressed concern. Many of the abutters present expressed concern over the increase in population density and subsequent traffic issues attributed to that increase. Others expressed concern over property devaluation due to the proposed project. There was also grave concern with regard to the narrowness of the roadway (approximately 18 feet), potential problems with emergency vehicles, and resident vehicles maneuvering in an inadequate area. Several stated that they have been told that the lot was un-buildable and they felt lied to but the builder of their homes.

Concern was raised over the existence of endangered species on the proposed building lot. Ms. Julie Lisk stated there were four (4) endangered species located there and also uncommon nesting birds.

Mr. Hartnett thanked those in attendance for coming and offering comments, and explained that the next step would be informal discussions with other boards. Their comments forwarded to the Board of Selectmen who in turn send a letter to Mass Housing, if a positive site approval an application would be filed with the Zoning Board of Appeals and then a formal hearing, which would be noticed to abutters and the public.

Sign Contract for Lost Lake Fire Station – Emerald Construction

Mr. Brooks Lyman, Chairman and Ms. Michelle Collette of the Building Committee were present for this portion of the meeting.

Ms. Wood inquired if the contractor had agreed to credit the building permit fees. Ms. Collette stated that they had; however, Michael Tusino of the Building Inspection Department would determine the fees. Ms. Collette wished to express thanks to all the firemen from the Lost Lake Fire Department who worked so diligently providing manpower removing equipment from the station.

Mr. Saball stated that the Fire Chief has in place a contingency plan in place effective immediately and Mr. Lyman stated it had already been successfully implemented.

Ms. Wood moved to empower Thomas Hartnett to execute the contract between the Town of Groton and Emerald Construction, Inc. for the renovation of the existing 2,032 s.f. Fire station located at Lost Lake Drive, which includes a new 4,700 s.f. single- story wood and masonry building and administrative space and parking area, dated July 8, 2003. According to the plans dated May 9, 2003 and subsequent addenda of May 20, 22, and 27, 2003. Subsequent to review and approval from Town Counsel and necessary signatures from Emerald Construction, Inc. Mr. Cunningham seconded. Unanimous vote.

Appointment to Building Committee – Judy Converse

Brooks Lyman was present and expressed the Committee's support of Ms. Converse's appointment.

Mr. Cunningham moved to appoint Judith R. Converse to the Building Committee for the one- year term to expire June 30, 2004. Ms. Wood seconded. Unanimous vote.

Highway Department Surplus Property

Ms. Wood moved to declare the following as Surplus:

*Wayne Sweeper circa 1970 VIN#970748 (old highway)
 Mack Dump Truck VIN#r487p2401 (salvaged wreck)
 Diamond Reo Dump Truck 197? VIN#drb42d0595587 (old highway)
 Chevrolet Spartan 100 VIN#59g103430 (old fire truck)
 Chevrolet d80 VIN#28413 (old fire truck)
 GMC Sierra Pickup VIN#16tev14h7h5514232 (old light dept truck)
 1941 Austin Western Grader VIN#pg1276d (auction)
 GMC 2500 VIN#1gtgk24migs528825 (old highway)
 GMC 1500 Pickup VIN#2gtek14hxe1543468 (old police)
 3 Chrysler Dodge Pickup Trucks (old military, may need to go back to Army)
 Chevrolet Corsica VIN #1g1lt5119jy23511 (old police dare car)
 Ford F-350 VIN#f35j9e13880 (old fire truck)
 Toyota Corolla VIN#jt2ae83e6f3159990 (old police dare car)*

Mr. Cunningham seconded. Unanimous vote.

Recreation Commission Appointment – Roberta Fusari

Mr. Cunningham moved to appoint Roberta L. Fusari to the Recreation Commission to fill the un-expired term of Bryan McKay to expire June 30, 2004. Mr. Saball seconded. Unanimous vote.

Montachusett Joint Transportation Committee (MJTC) Appointment

Ms. Wood motioned to appoint Thomas Hartnett to the Montachusett Joint Transportation Committee for the term to expire June 30, 2004. Mr. Cunningham seconded. Unanimous vote.

Montachusett Regional Planning Commission (MRPC) Alternate Appointment

Ms. Wood moved to appoint Peter Cunningham (alternate) to the Montachusett Regional Planning Commission for the term to expire June 30, 2004. Mr. Saball seconded. Unanimous vote.

Massachusetts Bay Transit Authority (MBTA) Appointment

Ms. Wood moved to appoint Thomas Hartnett (Chairman) to the Massachusetts Bay Transit Authority for the term to expire at the next election. Mr. Saball seconded. Unanimous vote.

Miscellaneous Reappointments

Mr. Saball moved to reappoint the following (appointees enclosed herein) as listed: Ms. Wood seconded. Unanimous vote.

<i>TOWN BODY</i>	<i>TERM</i>	<i>EXPIRATION DATE</i>
Council on Aging	3	June 30, 2006
Election Worker	1	June 30, 2004
Finance Committee	3	June 30, 2006
Greenway Committee	1	June 30, 2004
Haz-Mat Emergency Response	1	June 30, 2004
Local Emergency Planning Committee	1	June 30, 2004
Lost Lake/Knopps Pond Weed Management Com	1	June 30, 2004
Main Street Committee	1	June 30, 2004
Police Matron	1	June 30, 2004
Recycling Committee	1	June 30, 2004
Station Avenue Directions Advisory Committee	1	June 30, 2004
Trails Committee	1	June 30, 2004
Zoning Board of Appeals	1	June 30, 2004

Regular Session Minutes of June 23, 2003; June 30, 2003 & Special Session June 26, 2003.

Ms. Wood moved to approve the Regular Session Minutes from June 23, 2003. Mr. Cunningham seconded. Unanimous vote.

The approval of the Regular Session June 30, 2003 and Special Session June 26, 2003 minutes were tabled until July 28, 2003.

Administrative Officer Report

Ms. Kitchen gave an accounting of Nashoba Valley Technical High School's assessment.

Mr. Saball requested, and the Board concurred, a meeting with a representative of NVTHS and have them explain the BANS and assessment process.

Mr. Cunningham moved to adjourn the meeting at 8:55 p.m. Seconded by Ms. Wood. Unanimous vote.

Approved: _____
John L. Saball, Clerk

Respectfully submitted,
Kathleen Newell, Office Assistant

Date Approved: July 28, 2003

Attachments (2)– Miscellaneous Reappointments
Chapter 40B-West Main Street and Gloria Drive Attendance