

Minutes from Meeting of April 5, 2004 –Groton Gardens

Members Present: Stuart Schulman, Chase Duffy, Mark Mulligan, Shaun Sullivan

The Chairman reconvened Oak Ridge and continued it to 3/26/04 at 7:00 pm.

The Chairman reconvened Groton Gardens and read some letters into the record, specifically from Carrie Kneeland, the Fire Chief, the Police Chief, both stressing the need for a gated emergency access onto Anthony Drive.

Ms. Kneeland said that she is concerned regarding the emergency access because of lights shining on her property and noted that Anthony Drive is too narrow.

Discussion ensued regarding whether a fire truck could access the corner as designed from Anthony Drive.

Ms. Kneeland asked about the NEBS drive reconfiguration. She said that a third access as an extreme imposition on the neighborhood.

Carolyn Perkins, PB, said that the FD could access any property in the event of a fire. She stressed the need to abide with fire and police chief requests.

Carrie Kneeland said that she wants an eight-foot fence with no cracks.

Mr. Sullivan said that an appropriate fence could be constructed.

Mrs. Duffy said that 100 people should not be put at risk for the convenience of one person. She suggested a fence on her own property.

Ms. Kneeland said that she does not care if someone there is injured and noted that she owns a small piece of property that cannot support a fence.

Of note: the Board needed to speak to the Fire Chief about whether trucks could access from around the corner on Anthony drive.

The Chairman noted that he wants the applicant to do everything possible to provide an eight-foot fence for emergency access and block all lighting as realistically possible.

The Chairman read the memo from the Water Department into record.

Atty. Deschenes said that he met with the Water Department earlier this evening and the Commissioners voted to approve a new 12-inch Main from the bridge to end of property and that

will connect across the street. He said that the Department is charging fees and the applicant will need to put in individual water and sewer meters.

The Chairman read the BOH and Sewer memos into the record.

Atty. Deschenes said that they are still waiting for Mr. Talliman's opinion and noted there is a meeting scheduled later this month with the Sewer Commission.

Discussion ensued regarding what constitutes an acceptable connection.

The Chairman read the Con. Comm. memo into the record and noted that he would like the number of units to go down to 44.

Mr. Townsend agreed that one building less would protect a lot of tree canopy.

The Chairman read a letter from Robinson/Kneeland into the record that was asking for another 8-foot fence for privacy.

Discussion ensued regarding fencing and the distance of buildings to abutting lot lines.

Ms. Kneeland said that she wants a fence.

The Chairman asked whether a fence or trees better would be better.

Ms. Kneeland said that Mrs. Robinson wants a fence. She then asked about a drainage presentation.

Atty. Deschenes said that he would get the soil logs. He said that the PB and BOS have asked for one road in. He said that the 2nd entrance off of Rt. 119 will be slightly changed and he would check to make sure that the drainage isn't effected.

Ms. Kneeland asked whether the plan has changed.

Atty. Deschenes said that they are working on it now.

Of note: the PB will do site plan review for the 4,000 sq. ft. commercial building.

Mrs. Perkins suggested that the ZBA gets plans of the as built final project.

The Chairman said that the Board needs an unambiguous set of plans of what is exactly happening, as well as an as built. Of note: the ZBA will need to endorse the final plan.

Atty. Deschenes said that the ZBA could approve a 40B without a final plan. The decision would require that the final plans be in place.

The meeting adjourned at 10: 40 am.