

Minutes Meeting of May 26, 2004 – Groton Gardens, Enwright, SVE

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

The Chairman reconvened the Groton Gardens 40B hearing.

Mr. Walker noted that JNEI has the final plan that includes the town meeting vote, drainage, etc. He said that one building has been relocated from the wetland area and now the number of units is 44. He said that there is different spacing, along with a 4000 square foot retail building with 37 parking spaces. He said that the drainage for the commercial building will go into a small detention area in front. He noted a 5 to 1 ratio, that is a gentle slope and said that there are still three drainage ponds, etc for 44 units, even with less blacktop. He said that there will be sidewalks to Main St. and a 12 inch water main which will cross Main St., as specified by water department. He said that he has extended the sewer easement and the plan has been reviewed and okayed by Pepperell sewer. He said that he is seeing the PB next Thursday for comments on the commercial building. He noted that the new plan shows relocated Mill St. and the relocated drainage ditches.

Discussion ensued regarding the calculation of the number of bedrooms, which will be 98. Of note: the number of bedrooms is the same, with less number of units. The applicant noted that the area has much more green.

Discussion ensued regarding sewer issues, with a meeting scheduled for 6/2/04 at 8:00 am.

Mr. Walker has designed the commercial building for a worse case scenario use but noted that it would not be used for fast food. He said that there is a grease trap used by anything to do with food.

Carrie Kneeland submitted a memo into the record, stressing that she wants a fence around the property.

Mr. Walker said that there is existing vegetation and it will be supplemented.

Ms Kneeland said that she wants an eight-foot fence.

Discussion ensued regarding whether a fence was better than trees. It seems that the trees would need to be cut down if a fence was erected.

Ms. Kneeland said she is concerned that the trees will need to be cut down.

Mr. Walker said that he could put up a fence and asked Ms. Kneeland what color she wanted.

She said she wants an eight-foot brown fence.

Mr. Walker said that he will go see Mrs. Robinson about the fence issue.

Ms. Kneeland said that she wants the same fence put along Anthony drive.

Mr. Walker said that he can put a gated fence for emergency access.

Ms. Kneeland noted that there is only a six-foot fence by the McCarthy property.

Mr. Walker said that the fence is six-foot because it is on a two-foot wall.

The Chairman noted that it is eight-foot total height.

Discussion ensued regarding landscaping. Mr. Walker said that trees or fencing is fine with him.

Ms. Kneeland asked whether the new NEBS owners will realign Main St.

The Chairman said that that bridge will be crossed when it can be.

Ms. Kneeland said that she wants a construction fence but up first.

Mr. Walker said that some clearing and grading needs to be done first but the fence could be done early on.

Of note: the applicant needs to get the plan reviewed by JNEI and the Board wants the pro forma. There is a sewer meeting to deal with issues next week.

Ms. Kneeland said that she wants a fence like the high school fence.

The hearing was continued to 6/30/04 at 8:00 pm.

The Chairman convened the SVE hearing by reading the legal notice.

Rob Hitchcock, SVE, is engineer for the project.

Shaun Sullivan is an abutter so the hearing continued was continued to 6/2/04 at 9:30 pm.

The Chairman convened the Enwright hearing by reading the Legal Notice.

The applicant said that he has been to the BOH and the Con. Comm. and wants to raze the existing building. He said that it is an ugly house that abuts conservation land but is not on the lake.

Mr. Sullivan expressed concerned regarding the drop of the lot. He felt that building height might be an issue.

Discussion ensued regarding how the height figures in.

Mrs. Duffy said that it is a two-bedroom house and the Building Inspector will inspect it and thus a site walk is unnecessary.

Mr. Enwright asked for clarification regarding whether the footprint is the foundation.

The Board said that it is.

A suggestion was made that the variance be granted for the existing footprint and a slight second-story overhang provided that it is within the purview of the building inspector's guidelines to issue a building permit.

The Board moved to grant a variance to construct a home on the existing footprint with a small amount of latitude to allow the second floor to extend to the left, right and rear and subject to the Building Inspector's approval.

The motion was seconded and passed unanimously.

The meeting adjourned at 10:30 pm.