

Minutes Meeting of 2/23/05 – Oak Ridge Discussion, Squannacook Hills

Members Present: Stuart Schulman (OR, SH), Mark Mulligan (OR), Shaun Sullivan (OR), Chase (OR, SH), Jay Prager (SH), Bob Cadle (SH), Cindy Maxwell (SH)

The Chairman opening the meeting, noting four concerns with the Waltham Decision at the top of the list as the most relevant decision received to date. He said that he doesn't think the driveway for Oak Ridge is anywhere near as bad and said that there other concessions that don't make the permit deniable. Mr. Mulligan agreed that the safety issues aren't posed here. Mrs. Duffy said that they are not facing the same issues but noted that traffic on Rt. 119 is bad and dangerous. Mr. Sullivan said that the extra fire lane makes the entrance as designed okay.

Of note: until the V in the road there is 600 feet of dead end.

The Chairman said that the second issue is the mounding testing.

Atty. Deschenes said that they have hired an engineer to do the test and should have the results by the end of the week.

The Chairman noted that the p&s amendment has been submitted and said that the final issue is money. He said that he wants money to come back to the Town if profits exceed 14 or 15%.

Mr. Tierney suggested a cap of 16%.

The Chairman said that he wants a 14% cap. He said that Mike Jacobs is out of town and he wants a final review of the pro forma so a decision could be made whether there will be 9 or 10 affordable units.

Atty. Deschenes said that no peer review figure has been put into the pro forma. He said that they have added in costs for the transformers, call box, etc. and have come out at a little more than 12% using rough MJ figures. He said that all things are real numbers and they have sent actual estimates for water line installers, etc.

Discussion ensued regarding how soon these other issues can be resolved so the Board can vote.

The hearing was continued to 3/9/05 at 7 pm, space to be announced.

The Chairman reconvened the Squannacook Hills hearing, noting that they can't discuss money or traffic issue.

Atty. Deschenes submitted a list addressing 4 of 5 JNEI traffic issues. He said that JNEI needed all background data to back up the conclusions for their record, and these are the only items missing.

He said that they have been before the Con. Comm. and their hearing is continued to the end of March to allow the applicant to finish some details with the ZBA.

The Chairman asked about the BOH.

Mr. Kelley said he met informally with them and was able to remove two waiver requests. He said that the biggest issue is the fingering of the trenches and noted that in season testing has been scheduled.

Dr. Horowitz said that a site walk has been scheduled and the BOH suggested losing some units.

The Chairman agreed that the density should be reduced.

Atty. Deschenes said that the Con. Comm. wants 2 units removed. He said that they met with the Fire Dept. and made sure that something was submitted in writing.

Mrs. Collette said that the most recent traffic study she has seen is under MEPA review and is for a project about 1.5 miles down the road. She noted that the W. Groton Water Dept. is actively pursuing well development at Blood Farms and the Town Forest. She said that this is down gradient from the existing well but could have impact on the water quality of new wells under development.

The Chairman said that he needs something in writing from the Water Dept. about this and noted that all the Board has now is a piece of paper stating that the project is okay and won't hurt the existing supply.

Mrs. Collette said that there are by-laws that address Zone 3 issues.

Atty. Deschenes said that if a project is in Zone 3 there is not an automatic determination that it has negative affects. He said that they are also proposing a super treatment facility rather than just the minimum Title V requirements.

Mrs. Collette said that she is submitting information into the record, including a map that shows the project is definitely in Zone 3. She said that the Squannacook River valley is protected and a natural resource. She said that if the project degrades the quality of the river, the wells close to the river could be affected. She said that if this were a standard development a special permit would be required.

The Chairman asked how this could be taken out of speculation and put into reality.

Mr. Prager suggested asking JNEI

Mrs. Collette said that it is more of a hydrogeological issue.

The Chairman said that he wants to ask JNEI about this.

Discussion ensued regarding recent amendments to the Groton zoning by-law re: water zones and having the same nomenclature to fit with DEP regulations.

Mr. Cadle suggested asking W. Groton Water about this also.

A Winkle estate abutter asked for a fence because the septic system will be 20 feet from their boundary and there is no recreation area proposed. She said that they are working with the Conservation Commission just to get their driveway fixed and noted that with two new houses, there is now a much higher water table.

The Chairman said that the applicant's engineer said that the water table might actually go down.

Mr. Cadle said that the total drainage is less.

Mr. Kelley said that the rate of runoff would be less.

Mr. Cadle said that he heard water freezes on Townsend Road and asked whether that would still happen and noted the potential danger.

Mr. Kelley said that there will be less on the road than now.

Atty. Deschenes said that there would be catch basins to trap water. He said that some will drain to the road but the amount will be less than what is there now. He said that JNEI took a close look.

Mrs. Perkins said that the difference is that now cars will be coming off the hill onto the road. She said that the road has to be dry and there can't be ponding/freezing.

Mr. Cadle asked what would be eliminating the water that goes into the road.

Atty. Deschenes said that the simple answer is to ask JNEI for a summary.

Mrs. Duffy asked what makes the runoff less with development.

Atty. Deschenes said there are swales, catch basins and controlled release of the runoff. He said that 80% of all suspended solids need to be removed.

Mr. Kelley said there is a reduction of 14 to 38%.

Mrs. Perkins said that at the last hearing a discussion about granite curbing vs. cape cod berms was held. She said that the Board wants to keep water flowing correctly and noted that granite curbing is important.

The Chairman said that he is in favor of granite curbing.

Mrs. Collette suggested that part of the existing water problems on Townsend Road be discussed with Tom Delaney and noted that improvements could be part of the mitigation package. She said that Mr. Delaney might have some good suggestions.

Atty. Deschenes said that they would send their engineer to talk to Tom Delaney.

The hearing was continued to 3/30/05 at 7:30 pm.

The meeting adjourned at 8:30 pm.