

Minutes from Meeting of July 21, 2005- Groton Residential Gardens Final Plan, Pre-construction meeting

Present: Bill, Maher, Margot Hammer, Michelle Collette, Tom Orcott., Mike Tusino, Barbara Ganem, Jane Peterson, Tom Delaney, Stuart Schulman

The Board needs to establish protocol regarding who is in charge of inspections, etc. Mrs. Collette recommended having JNEI do all the work.

The ZBA will appoint Groton Water as site inspectors for the water main installation on August 3rd.

The ZBA will appoint Mark Richardson (Agent for the Sewer Commission) as sewer site inspector on August 3rd.

The ZBA will appoint Michelle Collette as erosion control inspector on August 3rd.

Discussion ensued regarding what standing the Building Inspector has in terms of a denial of a building permit before a guarantee of sewer capacity.

The ZBA will appoint Barbara Ganim as Conservation Commission inspector on the 3rd of August.

The plan needs to show a gated emergency access on Anthony Drive and they need a driveway permit for the gated emergency access, as well as a road opening permit for the water main.

Discussion ensued regarding whether the applicant needs to post a bond for yet completed work prior to the issuance of a building permit.

Of note: there should be no back filling without prior inspection and the inspectors need 48 hours notice for inspections.

Mrs. Collette clarified that Jack Healey from the EPA called last week and said that the EPA wants to do more with the communities that have storm water management permits. He visited several sites with active permits that are on going projects and at least two things requested have been taken care of so far for the Groton Gardens site.

The project supervisor said that he stripped and stock piled loam, noting that the hay bales have been installed and the fence installation is almost completed. He said that there is nothing underground yet on the site and noted that he has an engineer on site. He noted that he is waiting for go ahead after this meeting.

Mr. Maher said that retention basin #3 needs to be enlarged and asked when will this will happen.

The project engineer said that it was enlarged over the winter.

Mr. Maher noted that it is not fully done.

The project engineer said that they are removing poles, etc. He noted that the gas line has a sleeve under Mill St. extension for the gas hook up and the basin will be enlarged upon movement of the gas line.

Mr. Maher said that once the water installation starts, it has to be completed except for direct services. He noted that he wants a phone call either on Monday or Friday regarding what the weeklong work is going to be to determine whether an inspection is necessary for that week.

Mr. Walker suggested to Mr. Maher that he compile a list of what critical items he will be looking for.

Mr. Maher said that in the Subdivision Rules and Regulations there is a good list to follow.

The Project Engineer asked if it is okay if he carbon copies the UTS reports regarding the road bed to Mr. Maher.

Mr. Maher said yes.

Atty. Desches said that he'll copy them to JNEI and the ZBA.

Bill wants to ensure that it is being built according to plan.

Doug- how do let bill know re: drainage.

Bill- email or phone call is all that necessary.

Atty. Deschens said that he wants a list of critical items that Mr. Maher wants to inspect upon installation.

Of note: discuss on the 3rd of August the bond issue.

The meeting adjourned at 3: 25 pm.