

Minutes Meeting of September 14, 2005 – O’Neal, Squannacook Hills

Members Present: Stuart Schulman, Jay Prager, Cindy Maxwell, Chase Duffy, Mark Mulligan (O’Neal)

The Chairman convened the O’Neal public hearing by reading the Legal Notice.

Ms. O’Neal, applicant, said that she is building a garage and wants a bedroom apartment overhead that she plans to rent out. She said that the house is under construction and with this approval can build a kitchen in the apartment.

The Chairman said that it seems to meet the criteria of the new by-law, 218-16D.

Mrs. Duffy asked about septic and other conditions of the by-law.

The Chairman went over the conditions of the new by-law.

Ms. O’Neal said that the room at the top of the garage could be used as a craft room or an apartment. She noted that the extra parking space is to the right of the garage and parallel to cars parking by the garage.

Discussion ensued regarding conditions, that the owner occupy one unit, Title V approval be obtained, all conditions be met and the dwelling built as shown on the submitted plan.

Discussion ensued regarding some logistics of the by-law.

Findings of the Board: the owner is residing in one unit and the apartment will be 600 sq. ft., etc.

The Board moved to grant a permit for an accessory apartment with the above conditions and findings attached. The motion was seconded and passed unanimously.

The Squannacook Hills meeting began.

The Board went over the draft conditions:

#8 Add Earth Removal Advisory and West Groton Water Supply requirements.

Discussion ensued regarding the number of dwelling units, which the Board wanted at 16, noting that this would be appropriate for the site size, etc.

Atty. Bobrowski said that there would be 5 affordable units if the Board approved 20, noting that the Town would be .025 units short of the required 25 with 5.

Mrs. Perkins said that the Town has credit for 11 with Groton Gardens and there will be nine at 4 Corners.

Atty. Bobrowski said that the Town needs 5 units to meet its quota.

Discussion ensued regarding how to handle meeting the housing plan quota.

The Chairman suggested approving 20 units.

Mrs. Duffy said that she wants to deal with the fragile environment and to get rid of the kink in the road.

Atty. Deschenes noted that the engineers said that because of the steep grade the kink in the road needs to be kept.

Mr. Paige said that his engineers were not here but noted that he is willing to make sure that they will address this issue if they can.

The Board suggested 3 buildings, each with six units, with 5 affordable units.

Atty. Deschenes noted economic feasibility and reminded the Board of Mike Jacobs’ pro forma review figures. He said that they can live with 20 two bedroom units. He said that with 16 they need 8 3 bedroom units and that one 3 bedroom can be affordable.

The Board suggested 18 units: 14 2 bedroom, four 3 bedroom and with 5 total affordable units broken down to 4 2 bedroom and one 3 bedroom.

Atty. Bobrowski ran through the boiler plate part of the decision.

Discussion ensued how to guarantee that the affordable units stay that way, with agreement that the Housing Authority could be the monitoring agency.

Further discussion ensued regarding the basic conditions of the draft decision.

Discussion ensued regarding whether a catch basin would be required on Townsend Road to prevent runoff, etc. onto said road.

Atty. Deschenes said that he doesn’t want PB statements to change what JNEI has signed off on.

The Chairman said that if it is State law it shouldn’t have to be put in the decision.

Discussion ensued regarding granite curbing and whether it is safer and has better draining.

Of note: no granite curbing is necessary except by the entrance.

Atty. Deschenes said that there has already been DEP testing systems put into place, as required under Title V.

The applicant went over the mounding calculation results.

Discussion ensued regarding how to inspect the septic system to protect the water supply.

Atty. Deschenes said that there is a whole IA inspection process.

Both Mr. Prager and the Chairman felt that the additional monitoring wells are okay.

The meeting adjourned at 10:15 pm.