



TOWN OF GROTON
Affordable Housing Trust



Becky Pine, *Chair*
Carolyn Perkins, *Vice Chair*
Cynthia Lane-Hand, *Clerk*
Richard Perini, *Member*

AGENDA
Regular Session

Date: Thursday, June 17, 2021

Time: 7 pm

Location: Second Floor Meeting Room, Town Hall, 173 Main Street, Groton

Trust members in attendance: Cindi Lane-Hand, Rick Perini, Carolyn Perkins, and Becky Pine

Others in attendance: Judy Anderson

Handouts: Agenda, MultiFamilyZoningMay10_2021 draft, Affordable housing photo PowerPoint, Draft regular session minutes from June 3, 2021, Draft Housing Summit Handout-AHT

Becky Pine called the meeting to order at 7 pm. Cindi Lane-Hand spoke with land use department staff about the Town owned Hoyts Wharf parcel. She reported that there are some difficulties with building due to access, topography, wetlands, flood hazard, etc. It would take a Natural Heritage review to find out the development impact of being in a Priority Habitat for Rare Species and Estimated Habitat for Rare Wildlife.

Plan for June 27, 2021 Housing Summit and review any collected photos of affordable housing for Groton and/or the region.

The group started with a discussion of the promotion of the Housing Summit event. Fran Stanley will contact the Groton Dunstable Regional School District to ask for a notice to be sent out to families about the upcoming event. The group discussed adding in additional photographs such as from a recent Lincoln project and other photos that may be available from the Housing Institute presentation binders. A slide will be added to cover Groton's own Groton Commons. One or more of the photographs taken by Rick Perini will be added as well either to the slide presentation or the Trust handout.

The group discussed how particular points in the Trust's presentation should be presented. In particular, should there be an emphasis on 50-unit developments since construction funding prefers that approximate size. David Hedison discussed this point in connection with low income housing tax credit funding when he addressed the Trust in October 2020. Or, should there be a description of the variety of development sizes that the Town and the Trust might do with community support. Rick Perini said that the emphasis should stay on the fact that the Town is behind 173 units according to the Commonwealth's ten percent (10%) goal. Becky Pine will keep the salary language as that is illustrative of the gap between earnings and the ability to buy in the Groton housing market.

Carolyn Perkins recommended that the event have a sign-in sheet. Becky Pine commented on the importance of keeping people engaged and answering questions as they arise.

Review draft of Multi-Family Development District zoning dated May 10, 2021.

Groton is one of many towns considering its response to the new Housing Choice legislation that encourages MBTA communities to promulgate multi-family zoning.¹ Although Groton does not have commuter rail service or bus service, it is still considered one of more than 100 cities/municipalities designated an MBTA community by the Commonwealth.

Becky Pine noted that the draft zoning language from May 10, 2021 calls for 15 percent (15%) affordability whereas most 40B projects have a higher number of affordables, usually twenty-five percent (25%). Becky Pine asked the group if the Trust should advocate for increased percentages with the Planning Board and if so, should the Trust act now or wait until after the Housing Summit. Carolyn Perkins said that Groton is waiting for the Commonwealth to issue guidance on how MBTA communities can implement qualifying Housing Choice zoning and that guidance is expected to be released in August, 2021. She said that it is the Planning Board's role to consider and propose new zoning and that she wanted to recognize their primacy with respect to zoning. Trust members agreed to defer the decision to a later time.

Trust members discussed parcels in town that might support affordable housing. The Groton Electric Light Department owned parcel in the Four Corners area has not sold to a developer yet. Originally, the parcel was donated to GELD to encourage the utility to move away from its Station Avenue location. Since GELD decided to remain on Station Avenue and has no particular use for the land, the Commissioner agreed to contemplate a sale so they issued a Request for Proposals (RFP).

When asked, Rick Perini said that about 20 to 25 units of a 2 to 3 story height could be fit on the old May & Hally (on Court Street) parcels. Additionally, Rick Perini found a listing on the Commonwealth's Department of Review website that lists all tax credit projects. Rick Perini said that while the Trust has discussed the need for affordable housing but it has not approached industry, giving Hollingsworth & Vose as an example.

Seven Hill, the pediatric hospital and long-term care facility in Groton has one affiliated group home in town. Maybe Seven Hills would want to build another group home in Groton perhaps on Court Street as the rail trail would connect the two sites.

Rick Perini said that he checked the Fieldstone drive parcels on both sides of the road and did not find any language that would restrict development of this area for affordable housing.

Becky Pine asked the group if they would like to take site walks this summer and everyone agreed that this would be a good idea and that landowner permission would be needed. Carolyn Perkins advised asking Takashi Tada whether site walks need to be posted under the Open Meeting Law. [Takashi Tada later responded that site walks without deliberation do not need to be posted under the Open Meeting Law.]

New Business: discuss any new information such as ideas from the MHP Housing Institute.

Becky Pine said that she is now chair of the Select Board. She said that she has concerns about managing both volunteer boards and she is happy to delegate if members want to take on more responsibilities.

¹ "The new Housing Choice Law amends the Zoning Act, G.L. c.40A, by inserting a new section 3A. Chapter 40A, §3A requires each "MBTA Community" to "have a zoning ordinance or by-law that provides for at least 1 district of reasonable size in which multi-family housing is permitted as of right" An MBTA Community is now broadly defined in G.L. c.40A, §1A. A preliminary list of the MBTA Communities subject to the application of this law appears at the end of this document.

General Laws c.40A, § 3A mandates that a multi-family housing zoning district must exist in each MBTA Community and that (1) such zoning district shall not be subject to age restrictions and must be suitable for families with children; (2) such zoning district shall have a minimum gross density of at least 15 units per acre; and (3), if applicable, that such district be located not more than ½ mile from a commuter rail station, subway station, ferry terminal, or bus station.

Section 3A also creates a penalty for failure to ensure the existence or creation of such a district. MBTA Communities that fail to create a zoning district in which multi-family housing is permitted as of right will be ineligible for funds from the Housing Choice Initiative Program, the Local Capital Projects Fund, and the MassWorks Infrastructure Program. The Massachusetts Bay Transportation Authority and the Massachusetts Department of Transportation are charged with promulgating guidelines to determine if an MBTA Community is in compliance with this new section." (see *KP LAW eUpdate* dated February 1, 2021).

Review draft regular session minutes from June 3, 2021.

*Carolyn Perkins moved to approve the June 3, 2021 draft minutes with the typographical error correction.
Rick Perini seconded and the motion carried 4:0*

Meeting adjourned 8:21 pm.

Next meeting: Thursday, July 8, 2021

Notes by Fran Stanley

The Coolidge at Sudbury**Phase 1**

64 affordable apartments for seniors

**Phase 2**

56 affordable apartments for seniors

**Benfield Farms in Carlisle**

28 units of affordable apartments for seniors

Mixed income

Universal design

Adjacent to walking trails

Community room

**Chelmsford Woods in Chelmsford**

118 apartments in 2 phases

Open to residents of all ages

Community room

Aspen Regency Apartments in Billerica

8 buildings similar to this building

Each building has 50 units of which 7 are affordable

Amenities: Pool
Community Rooms
Equipped Workout Rooms
Children's Playgrounds
2 Dog Parks

Total development: 400 units

**The Machon in Swampscott**

Formerly the Machon Elementary School, this 1920's era building was converted into 38 affordable one-bedroom apartments for seniors.

Shirley Meadows**Affordable Senior Apartments**

- 58 units
- Accessible design
- Community room
- Supportive services



**Affordable Housing Trust
Groton Housing Summit
June 27, 2021**

Who We Are The members of the Affordable Housing Trust (AHT) are Becky Pine, Carolyn Perkins, Cindi Lane-Hand, Rick Perini, and Jen Nassimos.

Our Charge AHT is charged with creating affordable housing, and is allowed by state law to purchase land and spend allocated money without Town Meeting approval, in order to meet this charge.

Our Plan Using CPC funds that were approved at Town Meeting in April, and following the strategy described in the Housing Production Plan, the Affordable Housing Trust (AHT) is in the process of evaluating the development feasibility of several town-owned parcels of land. (Two parcels off of Fieldstone Drive, and one off of Hoyts Wharf Rd and Cow Pond Brook Rd) Once a suitable location is identified, the AHT plans to apply for state funding to attract a developer, with the knowledge and expertise to build affordable housing units through the federal low income housing tax-credit (LIHTC) program. The AHT believes this is the best use of taxpayer money, since the bulk of the expense will be paid from state and federal funds. Groton's relatively smaller contribution is to provide development-ready land.

What We Plan to Build We hope to use the federal Low-Income Housing Tax Credit (LIHTC) program to construct approximately 50 units of mixed-income rental housing. The units would be of differing sizes (one, two, or three bedrooms), but generally identical in all other ways. Some of the units would be market-rate, while other units would be available to rent by individuals or families who meet certain income limitations. Under the rules of the Commonwealth of MA, all of the units would be counted towards the town's goal of having 10% of the housing stock affordable.

What are the Income Limits for Affordable Housing Non-disabled people need to be employed to meet the income requirements for Affordable Housing. Income limits vary by type of program and family size, but in general, families of 4 making less than \$79,900 and single seniors making less than \$55,950 would be eligible for affordable housing. (For comparison, starting salary for grade 5 Town Hall employees is \$51,883, for GDRSD teachers is \$53,000, and for Groton Police and Firefighters is approximately \$59,000.)

Who will live in affordable housing As we all know, housing in Groton is generally very expensive. Young adults who have grown up here, and teachers, police officers, firefighters, and other essential service providers who work in Groton may not be able to find housing they can afford. Groton has very few smaller or less expensive housing units. Furthermore, Groton lost 8 units of affordable housing in the June 1st fire at Winthrop Place last year. Eight families were left homeless; most of them needed to move to a different town to find other affordable housing.

What About Other Ways of Creating Affordable Housing There is no one right way to create affordable housing. The AHT supports any and all efforts to increase housing diversity in Groton. Multiple efforts lead to a mix of types of housing units, in a variety of locations. Groton has Inclusionary Zoning requiring that new subdivisions include a percentage of affordable home-ownership units. We also have a 'Friendly 40B' policy to collaborate with developers on 40B projects if they meet certain criteria. There are many obstacles to building in Groton, such as wetlands, the presence of endangered species, difficult topography, lack of access to available land, etc, so some promising ideas are not able to move forward. A variety of efforts improves the chances of achieving the ultimate goal of increasing the number of affordable housing units in Groton.

The time is right to build Affordable Housing. The Commonwealth of MA has provided generous funding to many towns near us to build Affordable Housing. We need to begin the work now, to apply for our share of these funds.

The Housing Production Plan is available on the Affordable Housing Trust page of the Town Website <https://www.grotonma.gov/government/boards-and-committees/affordable-housing-trust/>

(Photos of some Affordable Housing)

§ 218-6.4.

No minimum for nonresidential uses.

Includes principal and accessory buildings, parking lots, access roads and other impervious surfaces. See § 218-6.3 for supplementary regulations.

Lots shown on a residential compound plan (as described in Chapter 381, Part 1, Subdivision of Land) endorsed by the Planning Board pursuant to the Subdivision Control Law may, upon the grant of a special permit by the Planning Board, reduce lot frontage to 50 feet.

For dimensions applicable to Town Center Overlay District developments, see § 218-7.3

Maximum and minimum building setbacks may be waived by special permit from the Planning Board, where it finds such waiver to be harmonious with the intent of the district and the character and scale of the building's location.

For Multi-Family Development See Section 218-9.3.D

5. **Insert a new Section 218-9.3 D Multi Family Development District to read as follows:**

218-9.3.D – MULTI-FAMILY DEVELOPMENT DISTRICT

(1) Purpose

- To transition from a case by case permitting process for Multi-Family Development and establish a transparent and predictable process for the permitting of Multi-Family Development (MFD) with specific guidelines and criteria.
- To encourage Multi-Family Development in sensible locations in terms of services, infrastructure, economic opportunity and compatibility with surrounding uses.
- To accommodate compatible uses that serve residents and the general public.
- To increase housing choice and diversity and address the local and regional need for additional housing

(2) General.

Multi-Family Development (MFD), if built in accordance with the following requirements, shall be allowed in the MFD District as set forth in the Table of Use Regulations by right pursuant to Section 218-2.5 Site Plan Review by the Planning Board.

(3) Eligible Locations

In order for a property to qualify as an eligible location it must satisfy the criteria of an "Area of Concentrated Development" pursuant Massachusetts Department of Housing and Community Development (DHCD) Regulations 760 CMR 59 Smart Growth Zoning Districts

(4) Permitted Uses

Any or combination of residential uses are permitted as of right pursuant to Section 218-5.2 Schedule of Use Regulations including but not limited to the following uses

- **Single detached units**
- **Duplex attached units**
- **Townhouses**
- **Garden Flats**
- **Assisted Living Facility**

(5) Standards.

- a. Multi-Family Development District shall require a minimum lot area of 100,000 square feet
- b. No structure shall exceed five (5) stories, fifty-five (55) feet in height, measured from the mean finished grade.
- c. No structure or group of structures, except one-story garages or carports, shall be nearer to each other than twenty (20) feet. Carports or garages, if not directly attached, shall be at least ten (10) feet from the main buildings.
- d. The maximum permitted density shall not exceed 15 (fifteen) dwelling units per acre
- e. There shall be a buffer zone of fifty (50) feet from any building or structure on an adjacent lot where said lot is not under the same ownership. The Planning Board may waive or reduce the buffer requirement for the reuse of an existing structure or where the Planning Board determines that a smaller buffer will not adversely affect adjoining property.
- f. Multi-Family Developments shall conform with the provisions of Section 218-8.2. Parking areas shall otherwise comply with the provisions of Section 218-8.2 unless the applicant provides sufficient justification for a waiver and the Planning Board determines the grant of such waiver will not adversely affect the neighborhood.
- g. Sewage shall be disposed of by means of adequate connections to the municipal sewer system.

(6) Affordable Component

- (a) As a condition of the grant of any special permit for a Multi-Family Development, affordable units shall be required as follows:
 - (i) 15 (fifteen) percent of the units shall be affordable to persons or families qualifying as low or moderate income.
 - (ii) Affordable Units shall be dispersed throughout the project. The Affordable Units shall be indistinguishable in external appearance from any market-rate housing units

in the MFD.

- (iii) In computing this requirement, the total number of dwelling units shall be used. Numbers shall be rounded up in the computation of this requirement.

(7) Other Uses.

Certain other non-exempt and non-residential principal uses, as set forth in Section 218-9.3.D (8), will be allowed by special permit within a Multi-Family Development where such uses comply with the following requirements.

- a. All nonresidential uses shall be determined to be appropriate by the Planning Board in its sole discretion considering the scale and performance characteristics of such uses and locations relative to the MFD and surrounding uses. Such uses may be located within multi-family structures or in standalone structures.
- b. All non-residential uses shall require a special permit from the Planning Board
- c. The areas required for such special permit occupancy shall be specifically identified on the Site Plan so as to prevent locating such businesses in a haphazard manner. It is the intention of this provision to concentrate the business into one (1) general area to create a "local business area" within the development area.
- d. It is the intention of this Section 218-9.3.D (6), to allow certain business uses within the development area to provide services for the tenants of the development and general public. Parking and loading spaces conforming to the provisions of Sections 218-8.2 herein shall apply, in addition to the regular parking spaces required for multi-family development dwellings, shall be provided.

(8) Eligible Uses.

Eligible special permit uses for a Multi-Family Development complying with the Section 218-9.3.D (7) and Section 218-5.2 Schedule of Use Regulations include but are not limited to:

- a. Delicatessen stores, including specialty food stores, but not including regular grocery stores or variety stores.
- b. Fitness facilities.
- c. Book, stationery, or gift shops.
- d. Florist shops but excluding greenhouses.
- e. Barbershops.
- f. Beauty parlors
- g. Self-service laundry and dry cleaning
- h. Professional offices
- i. Medical and dental offices, but excluding clinics.
- j. Adult and child daycare.

- k. Outdoor swimming pools which conform with the State Building Code.
- l. Banks and savings and loan institutions

6. **Amend Section 218-2.5 Site Plan Review By inserting a new subsection (e) under Section 218-2.5.C.(2) Threshold of Review Major Project to read as follows:**

“(e) Multi-Family Development pursuant to Section 218-9.3.D”

DRAFT

Article ____ Multi-Family Development District

To see if the Town will vote to amend Chapter 218 Zoning Bylaws of the Town of Groton as follows:

1. Amend Section 218-3 Definitions by inserting the following definition in alphabetical order.

“Multi Family Development- Multi-family use that is located in the Multi-Family Development District in accordance with the provisions of Section 218-9.3.D Multi Family Development District.”

2. Amend Section 218-4 Zoning Districts as follows:

- a. Insert under subsection 218-4.1 Residence Districts the following:

“(3) MFD Multi-Family Development District”

- b. Insert under subsection 218-4.2 Intention of Districts the following and renumber subsequent sub sections accordingly:

“C. MFD Multi-Family Development District is intended to provide for higher density development at locations in proximity to infrastructure, services, and nexuses of activity, amenities, and development.

3. Amend Section 218-5.2 Schedule of Use Regulations as follows:

- a. Insert a new column title “MFD” :
 b. Inserting a new Row 38B to read “Multi-Family Development as allowed by the provisions of **Section 218-9.3**”
 c. Assign designation of permitted uses for the MFD district.
 d. The amended Section 218-5.2 Schedule of Use Regulations to read as follows with the proposed amendments highlighted’

Line	USE	R-A ¹⁰	R-B ¹⁰	MFD ⁴	NB	VCB ¹⁰	GB	I	P ¹⁰	O
1	Public, Semipublic and Institutional:									
2	Use of land or structures for religious purposes	Y	Y	Y	Y	Y	Y	Y	Y	Y
3	Use of land or structures for public or private non-profit educational purposes	Y	Y	Y	Y	Y	Y	Y	Y	Y

Line	USE	R-A ¹⁰	R-B ¹⁰	MFD ⁴	NB	VCB ¹⁰	GB	I	P ¹⁰	O
4	Museum, library, park or playground, conservation area, water supply area, or land owned and operated for public use and enjoyment by a public agency or non-profit organization	Y	Y	Y	Y	Y	Y	Y	Y	Y
5	Child care facility	Y	Y	Y	Y	Y	Y	Y	Y	N
6	Adult day care	SP	SP	PB	SP	SP	SP	N	SP	N
7	Private golf course, not including miniature golf	SP	N	N	N	N	N	N	N	N
8	Private non-profit charitable organization or membership club, e.g., social, fraternal, or professional organization	SP	SP	PB	SP	SP	SP	N	N	N
9	Day or overnight camps in accordance with a site plan as provided in § 218-2.5	SP	SP	N	SP	N	SP	N	SP	Y
10	Outdoor recreation, such as nature study, walking trail, or non-motorized boating, fishing, and hunting where otherwise legally permitted; but not including outdoor recreation facilities owned or operated for commercial purposes	Y	Y	Y	Y	Y	Y	N	Y	Y
11	Public Playground, non-commercial	Y	Y	Y	Y	Y	Y	N	Y	Y
12	Athletic field, skating rink, or similar facility intended for sports, games, or physical fitness	PB	Y	N	Y	N	Y	N	Y	PB
13	Use of land or structures for municipal purposes	SP	SP	Y	Y	Y	Y	N	Y	SP
14	Facilities for servicing and fueling municipal vehicles and equipment	N	N	N	N	N	N	N	Y	N
15	Telephone, telegraph,	SP	SP	N	Y	Y	Y	Y	N	Y

Line	USE	R-A ¹⁰	R-B ¹⁰	MFD ⁴	NB	VCB ¹⁰	GB	I	P ¹⁰	O
	power and gas transmission and radio-television broadcasting facilities									
16	Underground gas and utility transmission	Y	Y	Y	Y	Y	Y	Y	Y	Y
17	Use of land for a public utility	SP	SP	PB	SP	SP	SP	SP	Y	N
18	Hospital, sanitarium, assisted living facility, or nursing home, subject to § 218-2.5	SP	SP	Y	SP	N	SP	N	SP	N
19	Cemetery	SP	SP	N	N	N	N	N	Y	Y
20	Agricultural, Floricultural and Horticultural:									
21	Gardens; growing and storing of fruits; vegetables, hay, fodder and ensilage; orchards, wood lots and forestry; and greenhouse nursery and similar activities in the field of agriculture	Y	Y	Y	Y	Y	Y	Y	Y	Y
22	Agricultural labor housing	Y	Y	Y	Y	Y	Y	Y	N	N
23	The raising or keeping of horses, goats, sheep, cattle, pigs, poultry or other domesticated animals for food and other agricultural purposes	Y	Y	Y	Y	Y	Y	Y	Y	Y
24	Riding stables	Y	Y	Y	Y	Y	Y	Y	Y	Y
25	Grazing and farming, including truck gardening and harvesting of crops	Y	Y	Y	Y	Y	Y	Y	Y	Y
26	Forestry	Y	Y	Y	Y	Y	Y	Y	Y	Y
27	Nonresidential buildings and structures ³ such as:									
28	Barns or stables for breeding, boarding,	Y	Y	Y	Y	Y	Y	Y	Y	Y

Line	USE	R-A ¹⁰	R-B ¹⁰	MFD ⁴	NB	VCB ¹⁰	GB	I	P ¹⁰	O
	hiring or sale of animals									
29	Barns, stables, or other farm buildings for the shelter of animals and for the storage of crops raised on the premises	Y	Y	Y	Y	Y	Y	N	Y	Y
30	Conservation of water, plants and wildlife	Y	Y	Y	Y	Y	Y	Y	Y	Y
31	Roadside stand for sale of principally local farm produce raised in the Town, set back at least 50 feet from the street line, and provided that space for customers' cars is available off the right-of-way of the street and is so arranged as not to permit backing of automobiles onto a public or traveled way	Y	Y	Y	Y	Y	Y	Y	Y	Y
32	Commercial Greenhouse	Y	Y	Y	Y	Y	Y	Y	Y	Y
33	Residential:									
34	Single-family detached dwelling	Y	Y	Y	Y	Y	Y	N	N	N
35	Conversion of a seasonal residence to a year-round residence	SP	SP	Y	SP	SP	SP	N	N	N
36	Two-family attached dwelling, provided that its external appearance is not significantly different from a single-family dwelling	Y	Y	Y	Y	Y	Y	N	N	N
37	Dwelling unit above the street level floor of a commercial building	N	Y	Y	Y	Y	PB	N	N	N
38A	Multifamily use, as allowed by the provisions of § 218-9.3. A through C	PB	PB	N	PB	PB	PB	N	N	N
38B	Multi-Family	N	N	Y	N	N	N	N	N	N

Line	USE	R-A ¹⁰	R-B ¹⁰	MFD ⁴	NB	VCB ¹⁰	GB	I	P ¹⁰	O
	Development as allowed by the provisions of Section 218-9.3 and Section 218-2.5									
39	The taking of not more than 4 lodgers in an owner-occupied single-family detached dwelling	Y	Y	N	Y	Y	Y	N	N	N
40	The taking of more than 4 lodgers in an owner-occupied, single-family detached dwelling	SP	SP	N	SP	SP	SP	N	N	N
41	Flexible development pursuant to § 218-9.1	PB	N	N	N	N	N	N	N	N
42	Business:									
43	For restrictions on the following uses, see § 218-5.5 , performance standards for the R-B, VCB, NB, GB, and I Districts									
44	Retail store									
45	Store with up to 2,500 square feet gross floor area	N	Y	PB	Y	Y	Y	N	N	N
46	Store with more than 2,500 square feet gross floor area or more but less than 5,000 square feet gross floor area	N	PB	PB	PB	PB	Y	N	N	N
47	Store with 5,000 square feet gross floor area or more but less than 10,000 square feet gross floor area	N	N	N	PB	PB	Y	N	N	N
48	Store with 10,000 square feet gross floor area or more	N	N	N	N	N	PB	N	N	N
49	Craft shop	N	Y	PB	Y	Y	Y	N	N	N
50	Personal service establishment	N	SP	PB	Y	Y	Y	N	N	N
51	Repair shop for bicycles, small household	N	SP	PB	Y	Y	Y	SP	N	N

Line	USE	R-A ¹⁰	R-B ¹⁰	MFD ⁴	NB	VCB ¹⁰	GB	I	P ¹⁰	O
	appliances, or other light equipment, not including vehicles									
52	Restaurant serving food for consumption indoors on the premises, but may include accessory outdoor service on a patio or seating area	N	SP	PB	Y	Y	PB	N	N	N
53	Take-out food service establishment, e.g., an ice cream shop or deli, bakery or coffee shop, but no drive-through service, up to 2,500 square feet gross floor area	N	N	PB	Y	Y	Y	N	N	N
54	Take-out food service establishment, e.g., an ice cream shop or deli, bakery or coffee shop, but no drive-through service, of more than 2,500 square feet gross floor area	N	N	PB	PB	PB	PB	N	N	N
55	Business or professional office, not including medical office	N	SP	PB	Y	Y	Y	Y	N	N
56	Bank, credit union	N	N	PB	Y	Y	Y	SP	N	N
57	Automatic teller machines as free-standing structure or with exterior access	N	N	PB	PB	PB	PB	PB	N	N
58	Medical, dental, or mental health care office, excluding a clinic	N	N	PB	Y	PB	Y	Y	N	N
59	Health care clinic for outpatient services, or ambulatory care center, with or without laboratory	N	N	N	PB	PB	PB	N	N	N
60	Veterinarian	N	N	N	SP	SP	SP	Y	N	N
61	Kennel or overnight	N	N	N	SP	N	SP	SP	N	N

Line	USE	R-A ¹⁰	R-B ¹⁰	MFD ⁴	NB	VCB ¹⁰	GB	I	P ¹⁰	O
	boarding facility for household pets, pet grooming facility and daytime pet care establishment									
62	Funeral home	N	N	N	SP	SP	SP	N	N	N
63	Hotel, motel, or inn	N	N	N	PB	PB	PB	N	N	N
64	Bed and breakfast	SP	SP	Y	SP	SP	SP	N	N	N
65	Theatre or cinema	N	N	N	PB	PB	PB	N	N	N
66	Commercial recreation up to 2,500 square feet gross floor area.; indoor	N	N	PB	Y	Y	Y	N	N	N
67	Commercial recreation of more than 2,500 square feet gross floor area; indoor	N	N	N	SP	SP	PB	N	N	N
68	Commercial recreation; outdoor	SP	N	N	SP	N	PB	N	N	N
69	Auto sales	N	N	N	SP	N	SP	N	N	N
70	Service station, including sale of fuel, motor oil, and related automotive products (no repair services)	N	N	N	SP	SP	SP	SP	N	N
71	Retail sale of auto parts and accessories, not for installation on the premises	N	N	N	SP	SP	SP	Y	N	N
72	Retail sale and installation of auto parts, e.g., tires, mufflers, or brakes	N	N	N	SP	N	SP	Y	N	N
73	Auto repair, auto body shop and marine repair	N	N	N	SP	N	SP	Y	N	N
74	Car wash and auto detailing	N	N	N	SP	N	SP	SP	N	N
75	Small-scale wind energy conversion device	Y	Y	Y	Y	Y	Y	Y	Y	N
76	Large-scale wind energy conversion device	PB	PB	N	PB	PB	PB	PB	PB	N
77	Wind monitoring or meteorological ("test" or	Y	Y	N	Y	Y	Y	Y	Y	N

Line	USE	R-A ¹⁰	R-B ¹⁰	MFD ⁴	NB	VCB ¹⁰	GB	I	P ¹⁰	O
	"met") tower									
78	Windmills	Y	Y	N	Y	Y	Y	Y	Y	N
79	Large-scale ground-mounted solar photovoltaic installation	PB	PB	PB	PB	PB	PB	PB	PB	N
80	On-site solar photovoltaic installation	Y	Y	Y	Y	Y	Y	Y	Y	N
81	Industrial:									
82	For restrictions on the following uses, see § 218-5.5, performance standards for the R-B, VCB, NB, GB, and I Districts									
83	Research and development	N	N	N	SP	SP	SP	Y	N	N
84	Manufacturing	N	N	N	N	N	N	Y	N	N
85	Contractor's shop	N	N	N	SP	SP	SP	Y	N	N
86	Contractor's storage yard, including office, yard, and storage facilities for construction or landscape contractor, or similar establishment as a principal use	N	N	N	SP	N	SP	Y	N	N
87	Sale of building materials and supplies, which may include outdoor storage of lumber products as a principal use	N	N	N	N	N	N	Y	N	N
88	Outdoor storage of fuel supplies and fuel products	N	N	N	N	N	N	SP	N	N
89	Wholesale establishment, including preparation, storage, transfer, or distribution of goods, with incidental display space	N	N	N	N	N	SP	Y	N	N
90	Rail or bus station, or bus terminal	N	N	N	SP	SP	SP	Y	N	N
91	Commuter parking facility as a principal use	N	N	N	N	N	SP	Y	SP	N

Line	USE	R-A ¹⁰	R-B ¹⁰	MFD ⁴	NB	VCB ¹⁰	GB	I	P ¹⁰	O
92	Parking or maintenance facility for commercial vehicles	N	N	N	N	N	N	SP	N	N
93	Personal wireless service facility	PB	PB	PB	PB	PB	PB	PB	PB	N
94	Commercial radio, television studio, with or without transmitting or receiving tower	N	N	N	N	N	N	SP	N	N
95	Noncommercial airfield or noncommercial heliport	SP	N	N	N	N	N	SP	N	N
96	Registered medical marijuana dispensary, up to 25,000 square feet gross floor area, see § 218-10.4	N	N	N	N	N	N	PB	N	N
97	Off-site registered medical marijuana dispensary, up to 2,500 square feet gross floor area, see § 218-10.4	N	N	N	N	N	PB	PB	N	N
98	Accessory (see § 218-5.3):									
99	Uses customarily incidental to any principal use on the same premises, and including but not limited to private garages, boathouses, and to activities associated with agriculture, such as barns, stables, and other farm buildings, provided that no building for the keeping of horses, goats, sheep, cattle, pigs or poultry shall be nearer than 25 feet to any lot line	Y	Y	Y	Y	Y	Y	Y	Y	N
100	Uses customarily incidental to any principal use on the same premises, including off-	Y	Y	Y	Y	Y	Y	Y	Y	N

Line	USE	R-A ¹⁰	R-B ¹⁰	MFD ⁴	NB	VCB ¹⁰	GB	I	P ¹⁰	O
	street parking in accordance with § 218-8.1									
101	Home occupation, see § 218-5.3.B									
102	Family dependent care, see § 218-5.3.C									
103	Accessory apartment, as regulated under § 218-9.4									
A	Attached Accessory Apartment	Y	Y	N	N	N	N	N	N	N
B	Detached Accessory Apartment	SP	SP	N	N	N	N	N	N	N
104	Family day care home for up to 6 children	Y	Y	Y	SP	SP	SP	N	N	N
105	Dwelling unit, whether detached or attached, accessory to business or industrial use, solely for use as living quarters by security, maintenance, or administrative employee	N	N	Y	SP	SP	SP	Y	N	N
106	Cafeteria, dining hall, conference or function facilities for exclusive use by employees and clientele of a principal nonresidential use	N	N	N	SP	N	Y	Y	N	N
107	Temporary outdoor storage of materials or equipment accessory to a nonresidential use	N	N	N	SP	SP	SP	Y	N	N
108	Temporary outdoor display and sale of merchandise accessory to a retail use	N	N	PB	Y	Y	Y	N	N	N
109	Miscellaneous:									
110	Removal of soil, loam, sand and other earth material	9	9	9	9	9	9	9	9	9
111	Driveway or road, provided that there will	Y	Y	Y	Y	Y	Y	Y	Y	PB

Line	USE	R-A ¹⁰	R-B ¹⁰	MFD ⁴	NB	VCB ¹⁰	GB	I	P ¹⁰	O
	be adequate drainage and that such driveway or road will not interfere adversely with the natural flow of water in the area (Driveway curb cuts are subject to permits issued by Director of Public Works in accordance with the provisions of § 180-3 of the Groton Code.)									
112	Marijuana establishments; any other type of licensed marijuana-related business:									
	Marijuana cultivator, but not including craft marijuana cultivator cooperative	N	N	N	N	N	PB	PB	N	N
	Marijuana product manufacturer	N	N	N	N	N	N	N	N	N
	Marijuana retailer	N	N	N	N	N	N	N	N	N
	Marijuana testing facility	N	N	N	N	N	PB	PB	N	N
	Marijuana transportation or distribution facility	N	N	N	N	N	N	N	N	N
	Marijuana research facility	N	N	N	N	N	PB	PB	N	N
	Any other type of licensed marijuana-related business including marijuana micro business	N	N	N	N	N	N	N	N	N
	On-site consumption of marijuana at licensed marijuana establishment	N	N	N	N	N	N	N	N	N
113	Off-site off-street parking	PB	PB	PB	PB	PB	PB	PB	N	N

NOTE

Line USE R-A¹⁰ R-B¹⁰ MFD⁴ NB VCB¹⁰ GB I P¹⁰ O

³No building for the keeping of horses, goats, sheep, cattle, pigs or poultry shall be nearer than 25 feet to any lot line.

⁴Uses in the MFD district are pursuant to the provisions of Section 218-9.3.D Multi-Family Development

⁹The removal of soil, loam, sand, or other earth material is subject to permits issued by the Select Board in accordance with the provisions of Ch. 134, Earth Removal.

¹⁰For additional uses which may be permitted in those portions of the R-A, R-B, VCB and P Districts which underlie the Town Center Overlay District, see § 218-7.3.

4. Amend Section 218-6 Schedule of Intensity Regulations by adding the row titled “MFD” after the Row labeled R-B to read as follows:

District	Minimum Lot Dimensions		Maximum Height		Maximum Impervious Coverage (percentage)	Minimum Building Setback			
	Area (square feet)	Frontage (feet)	Feet	Stories		3	Max. or	Min. Side (feet)	Min. Rear (feet)
							Min. Front (feet)		
R-A ⁵	80,000 ¹	225 ⁴	35	3	25	50 min.	15	15	
R-B ⁵	40,000 ^{1,2}	175 ^{2,4}	35	3	25	50 min.	15	15	
MFD ⁷	100,000	150	55	5	65	50min ⁷	50 ⁷	50 ⁷	
VCB ⁵	10,000 ^{1,2}	150 ²	35	3	75	10 ⁶ max.	10 ⁶	10 ⁶	
NB	20,000 ^{1,2}	150 ²	35	3	65	15 ⁶ max.	15 ⁶	15 ⁶	
GB	40,000 ^{1,2}	175 ²	35	3	50	20 ⁶ max.	15 ⁶	15 ⁶	
I	40,000 ²	175 ²	35	3	75	50 min.	15	15	
O	—	—	35	3	25	50 min.	15	15	
p ⁵	40,000 ^{1,2}	175 ²	35	3	50	50 min.	15	15	

NOTES:

- ¹ For planned multifamily/residential development, see § 218-9.3.C. For age-restricted housing, see instead § 218-9.3.B. For multifamily use by conversion, see instead § 218-9.3.A. For flexible development, see § 218-9.1.F.(1). For hammerhead lots, see