

**GROTON PLANNING BOARD**  
**JANUARY 30, 2002**  
**MINUTES**

Chairman Curtis called the meeting to order at 7:30 PM in the Town Hall

Members present: Curtis, Barringer, Clements, Degen, Eliot, Lewis and Perkins

**EXECUTIVE SESSION**

The motion was made by Curtis to enter Executive Session to discuss Sprint litigation with Town Counsel Patricia Cantor and that the Board will return to open session. The motion was seconded and passed by roll call vote with Members Curtis, Barringer, Clements, Degen, Lewis, and Perkins voting in favor.

*(Note: Member Eliot arrived during the executive session.)*

The motion was made by Curtis to end executive session and return to open session. The motion was seconded and passed by roll call vote with Members Curtis, Barringer, Clements, Degen, Eliot, Lewis, and Perkins voting in favor.

**PUBLIC HEARING – GROTON 2020 UPDATE**

In accordance with the provisions of G. L. Chapter 41, Section 81D, the Planning Board held a public hearing to consider “Groton 2020 Update – Planning Directions; A Summary of the Revised Comprehensive Plan for Groton, Massachusetts.”

Chairman Curtis called the hearing to order. Clerk Barringer read the notice published in the January 11 and 18, 2002 issues of *The Groton Herald* and posted on the Town’s web site on January 9, 2002. Notice of the public hearing was distributed to other Town departments and mailed to 108 master plan committee members. Carlton Paul, Susan Horowitz, Leslie Lathrop, Scott Wilson, Steven Webber, Carl Flowers, Beverly Rodrigues, and reporter Carrie Kneeland were present at the hearing.

Chairman Curtis read the comments submitted by the Water Department and the letter dated January 30, 2002 from Scott Wilson.

Leslie Lathrop stated that the status of the Four Corners area was raised two years ago when the master plan process started. She requested that the Planning Board designate the Four Corners area as a village.

Chairman Curtis stated that three existing village areas – Town Center, West Groton, and Lost Lake - were designated in the 1963 Master Plan prepared by Charles Eliot. These three areas were developed prior to the adoption of zoning so they were treated differently than the outlying areas. Chairman Curtis said the Four Corners area has the potential to become a village in the future, but it does not qualify today.

Ms. Lathrop said two years ago she requested that the Four Corners be considered during the master plan process and that the Board hold a separate public hearing to address this area.

Member Barringer said in the West Groton area, everything is non-conforming. There are traffic problems in West Groton Square and other issues to be addressed.

Susan Horowitz said there are a variety of problems with non-conforming structures and lots in Lost Lake and West Groton. Creating another village could be more divisive. Member Perkins agreed that designating different areas of town as “villages” would not be beneficial to the community as a whole. Scott Wilson said it is possible to create a new village with diversity of styles and a sense of community.

Carl Paul asked why the Master Plan referenced the Community Preservation Act since it had not been passed. Chairman Curtis said the Community Preservation Act could be raised again in the future.

Scott Wilson summarized the points in his letter dated January 30, 2002. He urged the Board to adopt a conservation-design subdivision approach as described by Randall Arendt. He said the Town should do whatever it can to discourage conventional, two-acre development.

Member Perkins agreed and noted that when Randall Arendt spoke at the Planning Board forum, he spoke about the Major Residential Development provisions which Groton already has adopted. She said the Board must revise and strengthen this section of the by-law.

Scott Wilson said more meaningful parcels of open space could be set aside if the by-law were strengthened.

Member Perkins said the Land Acquisition Committee, a master plan subcommittee, worked many months to evaluate and prioritize parcels for open space protection so the information on each parcel would be readily available.

Chairman Curtis said there are many ideas on how to move forward and many tools exist in the Town's by-law today. The Zoning By-law could be amended, but Groton is in the forefront today with TDR's and other innovative zoning measures. He said the recent Still Meadow plan submitted by the Groton Land Foundation is a good example of how development can provide different housing types and preserve open space. However, the project met with a tremendous amount of neighborhood opposition.

Beverly Rodrigues of the Mountain Lakes Club requested that the Board delete Item # 4 in the Lost Lake section. Item 4 states, "Work with the Mountain Lakes Club to organize and maintain a recreation area on the Club's field." Chairman Curtis requested that the Mountain Lakes Club submit a letter requesting the change.

Carl Flowers questioned the meaning of the term, "historically significant" in the section on historic preservation. He asked if this term applies only to buildings. He suggested that it should also apply to roads and oral history. He asked why the term should only apply to structures more than fifty years old.

Member Perkins agreed that historic preservation applies to historic landscapes as well as buildings.

Mr. Flowers asked if historic roads such as Dan Parker Road, Fitzpatrick Road, and part of Raddin Road should be paved or remain as they are today.

Charles McKinney of the Growth Management Advisory Committee (GMAC) said the Committee would like to work with the Planning Board on the goals and action items. He asked who should take the lead in this process.

Chairman Curtis said the Planning Board must vote to adopt the Master Plan first, and then it will be presented to Town Meeting.

Leslie Lathrop asked that a statement be added to the section on water supply to encourage conservation of water resources as recommended by the Infrastructure Committee. Chairman Curtis said the Board would ask the Water Department and then add a statement to this section.

The Board voted unanimously to continue the public hearing on February 28, 2002 at 7:30 PM.

### **PUBLIC HEARING – SITE PLAN REVIEW REGULATIONS**

In accordance with the provisions of § 218-25K of the Code of the Town of Groton, the Planning Board held a public hearing to consider "Proposed Site Plan Review Regulations," filed with the Town Clerk on January 9, 2002. The text of the proposed regulations was on file in the Office of the Town Clerk and available in the Planning Board office in the Town Hall.

Member Barringer read the notice published in the January 11 and 18, 2002 issues of *The Groton Herald*.

There were no comments from the public, so the Board voted unanimously to close the public hearing.

The motion was made by Perkins to adopt the Site Plan Review Regulations. The motion was seconded and passed unanimously.

**PUBLIC HEARING – FEE REGULATIONS**

In accordance with the provisions of G. L. Chapter 41, Section 81Q, and Chapter 40A, Section 9, the Planning Board will hold a public hearing on Wednesday, January 30, 2002 at 9:00 PM in the Town Hall (second floor meeting room) to consider "Proposed Revisions to the Fee Schedules and Regulations Governing Fees" (Chapter 340 of the Code of the Town of Groton) filed with the Town Clerk on January 9, 2002. The text of the proposed revisions was on file in the Office of the Town Clerk and available in the Planning Board office in the Town Hall.

There were no comments from the public, so the Board voted unanimously to close the public hearing.

The motion was made by Perkins to adopt the Fee Regulations. The motion was seconded and passed unanimously.

Meeting adjourned at 10:00 PM

Respectfully submitted,

Michelle Collette  
Planning Administrator