

**GROTON PLANNING BOARD
FEBRUARY 14, 2008
MINUTES**

Clerk Giger called the meeting to order at 7:30 PM in the Town Hall

Members present: Capes, Eliot, Giger, and Hess

Members absent: Barringer, Perkins, and Wilson

ANNUAL TOWN MEETING WARRANT ARTICLES

The Board discussed possible warrant articles for the 2008 Annual Town Meeting including:

§ 218-9 Location of Districts – The article will request that voters approve the revised zoning map to incorporate all rezoning approved since 2003. The new map will not rezone any properties. The motion was made by Capes to submit the article to update the zoning map. *The motion was seconded and passed unanimously.*

§ 218-23 Off Street Parking - Member Giger said the 43D Parking and Traffic Calming Committee is working with Gary Hebert of FST on a proposed amendment to establish separate parking requirements for the Station Avenue Overlay District. The motion was made by Giger to submit the article for the SAOD parking requirements. *The motion was seconded and passed unanimously.*

§ 218-24B Promotion of Harmonious Development – The Board discussed the proposed change to the Promotion of Harmonious Development provisions. The Board of Selectmen requested that the Planning Board, rather than the Selectmen, be designated to review architectural plans for non-residential structures. The Planning Board agreed that it could complete such review concurrently with Site Plan Review. The Board discussed how the review should interact with the Historic Districts Commission procedures. The Board decided that the HDC and Harmonious Development reviews should take place independently. The motion was made by Giger to submit the article amending the Harmonious Development provisions as suggested by the Board of Selectmen. *The motion was seconded and passed unanimously.*

§ 218-30C Water Resource Protection Districts - The article will request that voters approve revisions to the Water Resource Protection Districts map to add the area surrounding West Groton Water Supply District's new well in the Town Forest. The motion was made by Eliot to submit the article to update the WRPD map. *The motion was seconded and passed unanimously.*

REVISIONS TO FEE REGULATIONS

The Board discussed possible revisions to its fee regulations. The Town Planner will compare Groton's fees with other area towns. The Board stressed that the fees should be based upon the cost of providing the services and should not be increased to raise revenue.

Meeting adjourned at 8:30 PM

Respectfully submitted,

Michelle Collette
Town Planner