

**GROTON PLANNING BOARD
FEBRUARY 21, 2008
MINUTES**

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

Members present: Barringer, Capes, Eliot, Giger, Hess, Perkins, and Wilson

CHAPTER 43D UPDATES

Infrastructure Evaluation – Kevin Kelly of GELD and Member Eliot reported on the work done by the Infrastructure Committee including recommended that there be two-way access from the end of Station Avenue to Broadmeadow Road with right turn only onto Broadmeadow. Adams Avenue will be available for emergency vehicle access and improved for two-way traffic at some point in the future. The Committee is working closely with Nitsch Engineering on the evaluation report. The fire flow tests will be done in April.

Marketing Studies – Member Capes reported that the Consumer Survey is in draft form and will be distributed in the near future. The Committee is working on a survey for local businesses. They will meet with Nancy Radzevich and Mike Mitchell of MassDevelopment on March 4, 2008 regarding a market analysis to be provided by MassDevelopment.

Parking and Traffic Calming – Member Giger reported that the Parking and Traffic Calming Committee is working on the parking amendment prepared by Gary Hebert of FST. The amendment includes a model shared use agreement to facilitate shared parking when appropriate. The by-law will also require parking for bicycles.

Member Giger noted that MGL Chapter 90, §16A, enables the Town to adopt idling restrictions. The Town of Lexington Board of Health adopted idling restrictions that can be used as a model. The Town of Acton enforces similar provisions, especially in the area of the South Acton commuter rail station.

The Town of Chelmsford Planning Board adopted a policy requiring developers to contribute \$100 to a gift account for public infrastructure improvements related to the development. He suggested that the Board request Town Counsel's opinion on the policy.

Streamlined Permitting – Member Perkins reported that John Hume of the Montachusett Regional Planning Commission (MRPC) assisted the Committee by preparing an outline and first draft of the permitting process. The Committee also compiled a list of required permits and filing fees.

Design Guidelines – Member Wilson reported that the Design Guidelines Committee is working with Peter Flinker of Dodson Associates to edit the draft Design Guidelines with emphasis on the vision statement. The Committee will meet with Mr. Flinker on March 11, 2008 to continue editing the document.

Member Hess added that the Design Guidelines should recommend an optimal mix of uses such as 1/3 retail, 1/3 professional office, and 1/3 residential in order to maintain the vitality of the area. He said the Design Guidelines should clearly state that the Town is creating a place for both community and culture. The Board should consider the mix of uses whenever it considers a special permit application.

February 21, 2008

Page 2

Member Wilson noted that a large scale model of the Station Avenue Overlay District could be used as a base. However, it would require funds to construct the base model.

WARRANT ARTICLES

The Board received the draft language of the Town Meeting warrant articles including:

- § 218-9 Location of Districts
- § 218-23 Off Street Parking
- § 218-24B Promotion of Harmonious Development
- § 218-30C Water Resource Protection Districts

The motion was made by Wilson to place the four articles on the warrant for the 2008 Annual Town Meeting. *The motion was seconded and passed unanimously.*

Meeting adjourned at 9:00 PM

Respectfully submitted,

Michelle Collette
Town Planner