

GROTON PLANNING BOARD
MAY 29, 2008
MINUTES

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

Members present¹: Barringer, Giger, Hess, and Perkins

Member absent: Capes and Wilson

DESIGN GUIDELINES

The Board will meet on Peter Flinker of Dodson Associates to complete work on the Town-wide Design Guidelines in accordance with the Phase II contract signed by the Planning Board on February 1, 2007.

Members of the Board offered editorial comments on the Station Avenue Overlay District Design Guidelines. The comments will be forwarded to Dodson Associates for incorporation into the final document.

MILL RUN PLAZA – GROTON WELLNESS CENTER

The Board met with Dr. Evans to discuss the proposed Groton Wellness Center to be located at 493 Main Street in Mill Run Plaza. Dr. Evans received the Board's approval for parking allocation on April 5, 2007 for Units B, C & D. He said he would like to incorporate Unit A, which is presently the Forward Motion Holistic Center which includes seven parking spaces. He noted that parking at Mill Run Plaza has never been a problem. All but three units are currently occupied.

Member Perkins asked if a café will be included in the wellness center. Dr. Evans said food will be available for patients, but the café will not be open to the public.

Member Perkins asked about Board of Health approval for food preparation. Dr. Evans said he will apply to the Board of Health and he will meet with the Sewer Commissioners on June 4, 2008 to discuss sewer capacity.

Member Perkins asked about the total square footage. Dr. Evans said the gross floor area is 5598 SF. The Board determined that 31 spaces are required at the rate of one space per 180 SF. Dr. Evans said the April 5, 2007 letter allocated 21 spaces for Units B, C & D. Seven additional spaces come with Unit A for a total of 28 spaces.

Member Giger expressed concern that the proposed "bistro," as shown on the floor plan, could become a restaurant. Member Hess said not if patients are there by appointment and the bistro is not advertised. Dr. Evans said the bistro is not designed to generate its own traffic. Member Hess asked what the hours for appointments would be Dr. Evans said 8 AM to 5 PM for medical appointments. There will be educational classes in the evening and food will be available for patrons.

One of the members had not been sworn in yet, so no official action was taken.

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Member Perkins said the only variation is the addition of Unit A, which came with seven parking spaces. She said she believes the proposed use is consistent with the Board's approval dated April 5, 2007.

Chairman Barringer noted that the parking lot is not overburdened with the current occupants. Member Hess agreed that, with only three vacant units and no parking problems, the existing parking allocation is adequate for the proposed Groton Wellness Center.

Dr. Evans will return to the Planning Board on June 5, 2008 so the Board can vote on the matter.

Meeting adjourned at 9:00 PM

Respectfully submitted,

Michelle Collette
Town Planner