

**GROTON PLANNING BOARD
MAY 7, 2009
MINUTES**

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

Members present: Perkins, Burke, Capes, Giger, and Hess

Members absent: Barringer and Wilson

PUBLIC HEARING – SPECIAL PERMIT RENEWAL, 536 MAIN ST

In accordance with the provisions of Chapter 40A, §§ 9 and 11, M. G. L., the Planning Board will hold a public hearing to consider the application submitted by Gillis Homes to extend Special Permit 2007-05 granted by the Planning Board on March 16, 2007, for approval of the Level II site plan entitled, "Commercial Development, 536 North Main Street, Groton, MA," prepared by GPR, Inc., dated November 14, 2006, with revisions through March 8, 2007. The proposed project is located on Assessors' Map 216, Parcel 93, located on the easterly side of Main Street

Chairman Perkins called the hearing to order. Clerk Burke read the notice posted with the Town Clerk and published in the April 17 & 24, 2009 issues of *The Groton Herald*.

The Board voted unanimously to continue the public hearing on June 18, 2009 as requested by the applicant.

SITE PLAN REVIEW – BADGER FUNERAL HOME

The Board reviewed the site plan submitted by David Badger to add two handicapped accessible parking spaces and construct an access ramp inside the funeral home. The interior ramp will be brought up to code and will meet the requirements of the Americans with Disabilities Act (ADA). The Historic Districts Commission reviewed and approved the plan.

The motion was made by Burke, seconded by Giger, to approve the site plan submitted by David Badger for addition of two handicapped parking spaces as shown on the plan entitled, "Badger Funeral Home, 45 School Street, Groton," prepared by Nashoba Paving Co., dated May 1, 2009, with the following conditions:

1. Parking for the disabled and access to the building shall comply with the requirements of the Architectural Access Board Regulations, 521 CMR, and the Americans with Disabilities Act.
2. All signs must conform to the Sign By-Law, Chapter 196 of the Code of the Town of Groton.
3. The site is located within one of the Historic Districts; therefore, the project must be reviewed and approved by the Historic District Commission prior to issuance of a building permit.

The motion passed unanimously.

PRE-SUBMISSION REVIEW - GROTON WELLNESS CENTER & BISTRO

(Member Capes stepped down and did not participate because he is an abutter.)

The Board met with Dr. Robert Evans to discuss the possibility of allowing the Groton Wellness Center Bistro to sell food to the public. He submitted a letter dated May 7, 2009 from the Groton Sewer Commissioners and a letter dated May 7, 2007 from the Mill Run condominium owners.

May 7, 2009

Page 2 of 2

Member Hess said he thought the Sewer Commission approved the bistro to serve food only to staff and clients. Dr. Evans said the Sewer Commissioners changed their minds and will allow sale of food to the public as stated in their letter.

Member Barringer asked how many units at Mill Run Plaza are unoccupied. Dr. Evans said there are two vacant units at the present time.

Member Hess asked about the hours of operation. Dr. Evans said 8 AM to 8 PM, Monday through Friday. He noted that the North Middlesex Savings Bank closes at 4 PM so there would be more parking available in the evening.

The Board said it would consider the application for Site Plan Review on May 21, 2009 at 8:00 PM.

STATION AVENUE INFRASTRUCTURE IMPROVEMENTS

The Planning Board and Design Review Committee will consider the conceptual plans for the Station Avenue infrastructure improvements on June 4, 2009 at 7:30 PM.

Meeting adjourned at 8:30 PM

Respectfully submitted,

Michelle Collette
Town Planner