

**GROTON PLANNING BOARD  
APRIL 15, 2010  
MINUTES**

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

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

Member absent: Barringer

**PUBLIC HEARING – PROPOSED ZONING AMENDMENTS**

Planning Board will hold a public hearing to consider the following proposed zoning amendments:

**Article 14.** To see if the Town will vote to amend the Code of the Town of Groton, Chapter 218 Zoning, by deleting the words “Highway Surveyor” from all sections and inserting in their place the words “Director of Public Works”, or to take any other action relative thereto.

**Article 15.** To see if the Town will vote to amend the Code of the Town of Groton, Chapter 218 Zoning, by deleting Section 218-29 Floodplain District regulations in its entirety and by inserting in its place the following new section:

Section 218-29 Floodplain District regulations

A. The Floodplain District is herein established as an overlay district. The District includes all special flood hazard areas within the Town of Groton designated as Zone A and, AE, on the Middlesex County Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. The map panels of the Middlesex County FIRM that are wholly or partially within the Town of Groton are panel numbers 25017C0068E, 25017C0069E, 25017C0087E, 25017C0088E, 25017C0089E, 25017C0091E, 25017C0093E, 25017C0094E, 25017C0113E, 25017C0182E, 25017C0184E, 25017C0201E, 25017C0202E, 25017C0203E, 25017C0204E, 25017C0206E, 25017C0207E, 25017C0208E, 25017C0209E, 25017C0226E and 25017C0228E dated June 4, 2010. The exact boundaries of the District may be defined by the 100-year base flood elevations shown on the FIRM and further defined by the Middlesex County Flood Insurance Study (FIS) report dated June 4, 2010. The FIRM and FIS report are incorporated herein by reference and are on file with the Town Clerk, Planning Board and Building Commissioner. These maps, as well as the accompanying Flood Insurance Study, are incorporated herein by reference.

B. Development regulations. The following requirements apply in the Floodplain District:

(1) Within Zone A, where the base flood elevation is not provided on the FIRM, the applicant shall obtain any existing base flood elevation data, and it shall be reviewed by the Building Commissioner for its reasonable utilization toward meeting the elevation or floodproofing requirements, as appropriate, of the State Building Code, for alterations and improvements to existing structures.

April 15, 2010

Page 2

(2) No building or structure shall be erected in the one-hundred-year floodplain designated as Zones A and Zone A and AE on the Flood Insurance Rate Map

Chairman Capes called the hearing to order. Clerk Burke read the notice posted with the Town Clerk on March 23, 2010 and advertised in the March 26, 2010 and April 2, 2010 issues of the *Groton Herald*.

Chairman Capes explained the two articles. Article 14 will change the name "Highway Surveyor" to "DPW Director" wherever it appears in the text of the Zoning By-Law. The article is similar to Article 13, sponsored by the Board of Selectmen, changing the title in the General By-Laws.

Article 15 will update the Floodplain District Regulations to reference the new floodplain maps prepared by the Federal Emergency Management Agency (FEMA). There are no proposed changes to the location of the districts – only new maps.

There were no questions from the public.

The Board voted unanimously to close the public hearing.

The Board voted unanimously to recommend that the Town Meeting adopt the proposed amendment described in Article 14. Member Perkins will present the article at Town Meeting.

The Board voted unanimously to recommend that the Town Meeting adopt the proposed amendment described in Article 15. Chairman Capes will present the article at Town Meeting.

#### **COMPREHENSIVE MASTER PLAN**

The Board met with Judi Barrett and Angela Insinger of Community Opportunities Group (COG).

Chairman Capes said members of the seven Advisory Groups are not quite sure about the expected deliverables and deadlines. He requested clarification from COG.

The Board discussed public outreach for the May 13, 2010 forum including an advertisement in the *Groton Herald*, notice on Cable TV, posters in public buildings and stores, e-mail announcements, etc. Member Wilson said the *Groton Herald* offered to run the ad in the newspaper at no cost to the Board. The Board expressed its appreciation to the *Groton Herald*.

Ms. Barrett submitted a chart detailing submission deadlines for the Board's review. She said the Advisory Groups' top priority should be answering the list of questions. The groups will be able to talk about goals and objectives at a later date.

Ms. Barrett said the deadlines for answering the questions are flexible and may be extended by two weeks, if necessary.

Member Perkins agreed that more time would be helpful. She suggested that the deadline for the answers to the questions be extended to the end of May. Ms. Barrett agreed that the Housing and Cultural Resources, Sustainability, Transportation, and Economic Development groups could submit the answers by May 28 rather than the middle of May.

April 15, 2010

Page 3

Member Giger suggested that some groups may want to schedule joint meetings to answer the questions because there is considerable overlap on some issues. For example, recreation is included in the Open Space and Recreation Group, but it really is part of Community Services. Member Wilson said the Sustainability Group has similar concerns.

Ms. Barrett agreed that there is overlap in several areas and it is important to reach out to a variety of constituency groups.

Ms. Barrett and Ms. Insinger presented an outline for the May 13 public forum. The introduction will include a power point presentation on the Master Plan process. The attendees will be divided into small groups to participate in a mapping activity. A facilitator will be available to work with each group. The visioning exercise will include reviewing the map to determine what land is important to save and what areas can be changed for future economic development and other facilities. Green infrastructure and transportation will be included in the discussions.

Ms. Barrett asked whether the groups should be randomly selected or affinity groups. The Board and COG agreed that random groups would be more interesting.

The Board voted unanimously to appoint Terri Ragot to the Sustainability Advisory Group.

Meeting adjourned at 10 PM

Respectfully submitted,

Michelle Collette  
Land Use Director/Town Planner