

**GROTON PLANNING BOARD  
FEBRUARY 10, 2011  
MINUTES**

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

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

Members absent: Barringer and Wilson

**TOWN MEETING WARRANT ARTICLES**

The Board reviewed the first drafts of proposed zoning amendments for the expansion to the Station Avenue Overlay District (SAOD) to include 134 Main Street. The name of the district will be changed to the "Town Center Overlay District (TCOD)." In addition to the name change, the revised text includes the following changes (in bold italics):

Notwithstanding the density provisions of §218-22.E, maximum residential density in ***TCOD*** Developments shall not exceed ten (10) dwelling units per acre; provided, however, that the Special Permit Granting Authority may allow a density of up to fourteen (14) dwelling units per acre through use of TDRs under §218-26 of this By-law. Where the computation of the allowable number of dwelling units results in a fractional number, the fractional number shall be rounded *up* to the nearest whole number. New dwelling units constructed in a TCOD Development shall not exceed 2000 square *feet* in gross floor area, and shall not have more than three (3) bedrooms, ***except where the special permit granting authority authorizes an increase in gross floor area and/or the number of bedrooms based on the recommendations of the Design Review Committee.***

***DESIGN REVIEW COMMITTEE*** - The Planning Board shall appoint three members ***and two alternates*** to the Design Review Committee. The initial three members of the Committee shall be appointed so that one member shall serve for one year, one member shall serve for two years, and one member shall serve for three years, and, thereafter, when the term of any member expires, successors shall be appointed for three year terms. ***Alternate members shall be appointed to serve for one year.***

The Board also reviewed suggested changes to the Promotion of Harmonious Development provisions that would give the Design Review Committee a role in reviewing projects subject to Level II and Level III Site Plan Review. The Design Review Committee voted unanimously to request that it have a role in project review throughout the Town and not only in the Station Avenue Overlay District. Board members expressed concerns about requiring design review without any town-wide design guidelines. The Board will continue the discussion at its February 17, 2011 meeting.

**COMPREHENSIVE MASTER PLAN FORUM**

The Board discussed logistical details about the February 12, 2011 Master Plan Goals forum. Chairman Capes will present a progress report and set expectations in his introductory remarks. Name tags with table assignments will be provided to the attendees. Approximately 32 people have responded to date.

Meeting adjourned 8:45 PM

Respectfully submitted,

Michelle Collette  
Land Use Director/Town Planner