

**GROTON PLANNING BOARD
FEBRUARY 17, 2011
MINUTES**

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

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

Members absent: Barringer

GROTON HOUSING AUTHORITY – CPC APPLICATION

Groton Housing Authority (GHA) Director Lisa Larrabee met with the Board to request a letter of support for the GHA's application to the Community Preservation Committee for \$120,000 to use as a down payment on two market-rate units at Groton Residential Gardens. Ms. Larrabee said the GHA would convert the two units to affordable rental units. The GHA will apply to the TD Bank North for a mortgage.

Member Perkins said about the amount of the rent and who would pay the condominium fees. Ms. Larrabee said the GHA rents the units on Sandy Pond Road for \$916 per month. The GHA would pay the condominium fees.

Chairman Capes asked about the management of the units. Ms. Larrabee said the GHA would manage the units as it does the other rental units. The rents must be affordable and the tenants must qualify under Department of Housing and Community Development guidelines.

Member Giger asked if \$165,900 is the current market price. Ms. Larrabee said, "yes," for the these two units.

The motion was made by Wilson, seconded by Giger, to support the Groton Housing Authority's application for Community Preservation Funds for the purchase of two housing units at Groton Residential Gardens because the Town is in need of affordable rental units. The motion passed with Capes, Burke, Giger, Parent and Wilson in favor; Perkins abstaining.

COMPREHENSIVE MASTER PLAN FORUM

The Board discussed the memorandum dated February 17, 2011 from Angela Insinger of Community Opportunities Group (COG) regarding revisions to the goals as a result of the February 12, 2011 Master Plan Goals forum. The Board will request that all the Advisory Groups meet to work on the revisions to the goals for submission to COG by March 4, 2011. Several groups are still reviewing the working papers and will submit comments by March 4, 2011. The Board has not received the housing working paper to date. Angela Insinger will meet with the Board on March 17, 2011.

Town Planner Michelle Collette suggested that the Board may want to review all the working papers for factual accuracy. The Board decided to wait until the draft master plan is available. *(Note: Member Barringer, Town Diarist Connie Sartini, and Town Planner Michelle Collette will review the papers in the meanwhile.)*

TOWN MEETING WARRANT ARTICLES

The Board reviewed the drafts of proposed zoning amendments including:

WRPD Map - The revisions to the Water Resource Protection Districts to include addition land in Zone II of the Shattuck well. The Board received a copy of a letter from the Department of Environmental Protection to the Groton Water Department regarding the proposed change in Zone II.

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The motion was made by Burke, seconded by Wilson, to sponsor the proposed zoning amendment changing the Water Resource Protection Districts map. The motion passed unanimously.

TCOD - The expansion of 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)."

- The proposed amendment to the Promotion of Harmonious Development to require design review by the Design Review Committee for all Level II and III site plans.

Meeting adjourned 8:45 PM

Respectfully submitted,

Michelle Collette
Land Use Director/Town Planner