

**PLANNING BOARD
DECEMBER 20, 2012
MINUTES**

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

Members present: Giger, Burke, Svarczkopf and Wilson

Member absent: Barringer, Parent and Perkins

COMPREHENSIVE MASTER PLAN – PHASE II IMPLEMENTATION

The Board met with Judi Barrett of Community Opportunities Group to discuss the Phase II Implementation Plan. The Board agreed that the Housing Production Plan and Town Center Overlay District are the top priorities.

The Board discussed ways to address the concerns about Concept Plan approval requirements. Ms. Barrett suggested that the Board consider Planned Development Districts similar to those in Burlington and Dedham.

The Board said it should prioritize zoning amendments to be brought to Town Meeting. The Board will sponsor amendments to the agricultural uses in the Schedule of Use Regulations and an update to the Water Resource Protection District Map to protect the Unkety Brook well site at the Spring Town Meeting.

The question of repealing the Major Residential Development and Development Rate Limitation provisions was discussed in light of court cases overturning similar provisions in other towns. Additionally, the Open Space Agricultural (OS-A) District was adopted in 2003, but contains no properties. The OS-A District should also be repealed.

The Board and Ms. Barrett also discussed the need to adopt different criteria for business districts in different areas of Town such as the Town Center, West Groton, and the Four Corners.

The Board will work on prioritizing the list of proposed zoning amendments and other action items.

The motion was made by Burke, seconded by Wilson, to advertise a public hearing on the proposed revisions to the Water Resource Protection Districts map. The motion passed unanimously.

In closing, the Board thanked Ms. Barrett for attending the meeting and reiterated that the top two priorities are the Housing Production Plan and Town Center Overlay District Design Guidelines.

Meeting adjourned at 9:00 PM

Respectfully submitted,

Michelle Collette
Land Use Director/Town Planner