

**PLANNING BOARD
JANUARY 24, 2013
MINUTES**

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

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

Member absent: Barringer

PUBLIC HEARING – GROTON ELECTRIC LIGHT DEPT SITE PLAN REVIEW

The Board held the continuation of the public hearing to consider the site plan submitted by the Groton Electric Light Department (GELD) to install solar photovoltaic panels on property located off Nate Nutting Road. The applicant requested a continuation of the public hearing until June to allow time to pursue a response from the Natural Heritage and Endangered Species Program.

The Board voted unanimously to continue the public hearing on June 13, 2013 at 7:30 PM.

ACADEMY HILL AFFORDABLE HOUSING UNIT

The Board received a letter dated January 23, 2013 from the Academy Hill Realty Trust designating Unit #9 as the sixth affordable unit. (Note: Units 10, 19, 20, 23 and 24 were previously designated as affordable.) The motion was made by Perkins, seconded by Parent, to accept Unit #9 as an affordable unit as offered in the letter dated January 23, 2013 from Academy Hill Realty Trust. The motion passed unanimously.

REQUEST FROM SHAW'S SUPERMARKET

Town Planner Michelle Collette reported that the real estate broker for Shaw's Supermarket called to inquire about the possible change of use from retail to medical or professional office space for buildings located at the Boston Road Marketplace.

The Board responded that it would welcome the applicant to discuss plans at a pre-submission review meeting with the Planning Board. A modification of the Site Plan Review and Water Resource Protection Districts Special Permit would be required for a change of use.

PUBLIC HEARING – BLUESTONE DRIVE RESIDENTIAL DEVELOPMENT

The Board held the continuation of the public hearing to consider the site plan submitted by Gerald and Joan Croteau for approval of the Bluestone Drive Residential Development off North Street. The applicant requested a continuation of the public hearing.

The Board voted unanimously to continue the public hearing on February 28, 2013 at 7:30 PM.

TOWN CENTER DESIGN GUIDELINES

The Board discussed the draft of the revisions to the Town Center Overlay District (TCOD) Design Guidelines drafted by Peter Flinker of Dodson & Flinker. Members of the Board wanted to clarify the process moving forward.

Member Burke said the Board should review the document first, and then meet with the Historic Districts Commission (HDC) and Design Review Committee (DRC) to discuss the proposed changes.

Reporter Connie Sartini said the existing Station Avenue Design Guidelines apply to lots in the TCOD. She asked if the design guidelines apply to any other properties at this time. Chairman Giger said, "no," the guidelines apply to lots in the original Station Avenue Overlay District and 134 Main Street which now comprise the Town Center Overlay District. The addition of other properties would require a change to the Zoning By-law and/or regulations.

The Board will continue the discussion at its meeting on January 31, 2013.

TOWN MEETING WARRANT ARTICLES

The Board will propose the following zoning amendments at the Spring Town Meeting:

- Revise Water Resource Protection Districts map as requested by the Water Department
- Adopt new Zoning Map with the addition of the "P" lot on Farmers Row as voted in the Fall 2012
- Revise the Schedule of Use Regulations in conjunction with the Agricultural Commission

Meeting adjourned at 9:00 PM

Respectfully submitted,

Michelle Collette
Land use Director/Town Planner

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