

**PLANNING BOARD
FEBRUARY 14, 2013
MINUTES**

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

Members present: Giger, Barringer, Burke, Perkins, and Svarczkopf

Member absents: Parent and Wilson

PUBLIC HEARING – PROPOSED ZONING AMENDMENT

In accordance with the provisions of Chapter 40A, § 5, M. G. L., the Groton Planning Board held a public hearing on **Thursday, February 14, 2013 at 7:30 PM** in the Town Hall, 173 Main Street (second floor meeting room), to consider the following proposed zoning amendments:

ARTICLE ____. To see if the town will vote to amend Chapter 218, Zoning, of the Code of the Town of Groton by amending Section 218-30 Water Resource Protection Overlay Districts, subsection 218-30C Establishment of Districts by striking out:

- C. Establishment of Districts.** The Water Resource Protection Districts are herein established as overlay districts. The Water Resource Protection Districts are described on a map with district boundary lines prepared by Applied Geographics, Inc. entitled "Water Resource Protection Districts, Town of Groton," dated February 21, 2008. All maps are hereby made a part of this Zoning By-Law and are on file in the office of the Town Clerk.

And by inserting in its place:

- C. Establishment of Districts.** The Water Resource Protection Districts are herein established as overlay districts. The Water Resource Protection Districts are described on a map with district boundary lines prepared by Applied Geographics, Inc. entitled "Water Resource Protection Districts, Town of Groton," dated January 21, 2013. All maps are hereby made a part of this Zoning By-Law and are on file in the office of the Town Clerk.

Chairman Giger called the public hearing to order. Clerk Svarczkopf read the notice published in the January 25 and February 1, 2013 issues of *The Groton Herald*. Water Superintendent Thomas Orcutt was present.

Mr. Orcutt said the Water Resources Protection District Map was revised in 2011 to protect the Shattuck Well. The Water Department is requesting a revision to the map to protect Zones II & III of the DEP-approved Unkety Brook well site.

Member Svarczkopf asked what the consequences are of changing the map. Mr. Orcutt said the Zone II & III regulations impact commercial and industrial uses. Title Five limits nitrate loading for on-site sewage disposal systems in Zone II. This is the only impact on residential uses.

Member Burke asked about the method for resolving boundary disputes. Town Planner Michelle Collette said it is not difficult to locate the district boundaries using the Town's GIS system which is based upon the MassGIS system provided by the DEP's Division of Water Supply Protection. There have not been any boundary disputes since the original by-law was adopted in 1985.

The Board voted unanimously to close the public hearing.

The motion was made by Burke, seconded by Barringer, to recommend adoption of the proposed amendment to the Water Resource Protection Districts at Town Meeting. The motion passed unanimously.

PRE-SUBMISSION REVIEW – BOYNTON MEADOWS, 134 MAIN STREET

Developer Robert France of Mt. Laurel Development met with the Board to discuss adding a new business to the historic building at 134 Main Street as described in his letter dated February 14, 2013. Mr. France said they have renovated the 2450 SF basement area and a local restaurant is very interested in leasing the space. A total of 74n seats will be added to the 30 seats contained in the original proposal. Bliss Bakery will be a take-out store with only four seats. The total number of seats in the new restaurant is 104. The project has excess sewer capacity as shown in the chart submitted with the February 14, 2013 letter. There are no additional parking spaces proposed, no additional impervious areas and no changes in the wetlands buffer. Mr. France said he knows he must provide an additional 29 parking spaces to meet the by-law requirements. The original site plan has 74 spaces – 54 residential and 20 for businesses. This is an opportunity to collaborate with other businesses to share parking.

Board members agreed that this is a good opportunity to share parking and encouraged Mr. France to investigate shared parking options. The Board also suggested that Mr. France ask for a waiver from the Planning Board based upon varying hours of operation of the businesses and the amount of foot traffic.

Mr. France said he would submit an application to modify the special permit in the near future.

MEETING WITH HISTORIC DISTRICTS COMMISSION

The Board discussed the joint meeting with the Historic Districts Commission on March 19, 2013. Chairman Giger offered to prepare a draft memorandum identifying the roles and responsibilities of each group for discussion purposes.

TOWN MEETING ARTICLES

The Board will submit the following articles for consideration at the Spring Town Meeting:

- Water Resource Protection Districts Map
- Revised Zoning Map showing the new P-1 lot on Farmers Row for the Center Fire Station

The Board discussed the zoning amendment proposed by the Agricultural Commission after several meetings with the Conservation Commission, Board of Health, and members of the Planning Board. The proposed amendment will bring the Zoning By-law into compliance with Chapter 40A, section 3, which exempts agricultural uses.

The motion was made by Burke, seconded by Barringer, to co-sponsor the article with the Agricultural Commission. The motion passed unanimously.

WORKING GROUPS

The Board discussed forming working groups to draft zoning amendments for the Fall Town Meeting. Members Barringer and Burke will work on Off Street Parking and Loading, Members Perkins and Svarczkopf will work on Site Plan Review. Town Planner Michelle Collette will work on the Schedule of Use Regulations. Other members will decide what group to work on when they are present.

ACADEMY HILL REPORTS

The Board received a report dated February 7, 2013 from Nitsch Engineering regarding the completion of Phase I & II and the condition of the box culvert at the Academy Hill subdivision. The Board will discuss the report and construction status at its meeting on February 28, 2013. The Board will request that Nitsch Engineering provide a cost estimate to remove and replace the box culvert.

MINUTES

The Board voted to approve the minutes of January 17, 2013; January 24, 2013; and January 31, 2013.

Meeting adjourned at 9:30 PM

Respectfully submitted,

Michelle Collette
Land Use Director/Town Planner