

**PLANNING BOARD
JUNE 20, 2013
MINUTES**

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

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

Members absent: Barringer

ANR PLANS

Department of Fish & Game, Old Dunstable Road – The Board considered the ANR plan submitted by the Department of Fish & Game for land owned by the Groton Conservation Trust. Ann Gagnon of MassWildlife and Robert Pine of the Groton Conservation Trust were present.

Ms. Gagnon explained that the MassWildlife will purchase the 20-acre Parcel 1 as shown on the plan. The Groton Conservation Trust will own the remaining 82.8 acre parcel. Mr. Pine said there is a rare peat bog and unique and special habitat on the site. Access to the land is over an easement on Blood Road. The Trust will convey rights in the easement to MassWildlife.

The motion was made by Burke, seconded by Wilson, to endorse as Approval Not Required the plan entitled, "ANR Plan Located off of Old Dunstable Road in Groton, MA, Owned by the Groton Conservation Trust, Prepared for the Commonwealth of Massachusetts Department of Fish and Game," prepared by Land Planning, Inc., dated May 6, 2013. The motion passed unanimously.

Gregory & Amanda Mailloux, Ames & Gay Road - The Board considered the ANR plan submitted by Gregory & Amanda Patierno to create one new building lot on Gay Road. Mr. Mailloux was present.

Mr. Mailloux explained that there is an existing house on Lot 1 and Lot 2 will be created for construction of a new home. Both lots have the required frontage and area.

The motion was made by Burke, seconded by Wilson, to endorse as Approval Not Required the plan entitled, "Plan of Land in Groton, Mass. Owned by Gregory P. & Amanda Mailloux," Prepared by David E. Ross Associates, with the condition that the note regarding compliance with zoning be removed from the plan and that a memo be sent to the Building Commissioner regarding the removal of the shed on Lot 2. The motion passed unanimously.

COMPREHENSIVE MASTER PLAN – PHASE II

The Board met with Judi Barrett to discuss possible zoning amendments as part of Phase II of the Comprehensive Master Plan.

Member Burke reported on the Concept Plan Working Group and the deliberations on establishing Planning Development Districts similar to the provisions in Lincoln or Burlington. Ms. Barrett said the Town must allow continued economic use of the land by the underlying zoning. Member Burke said the Schedule of Use Regulations, Design Review, and Special Permit process will drive economic development. Member Parent asked if the Planned Development districts would be shown on the Zoning Map.

Ms. Barrett asked whether the Board wanted the same regulations in the existing B-1 Districts or different thresholds for different business districts. For example, what it permitted by-right in the Four

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Corners area may not be the same as what is permitted by right in the Town Center. The Board agreed that different business districts and use regulations should be proposed and that design review is a very important part of the process, especially in the Town Center and West Groton Village areas.

Member Svarczkopf suggested looking at new opportunities by rezoning areas on Cow Pond Brook Road or Sandy Pond Road for innovative businesses. The Board agreed that the PDD would be a good approach for these areas as well as other areas such as the H&V property in West Groton, land on Forge Village Road, etc.

Ms. Barrett said she would draft proposed revisions for the Board to review.

Chairman Giger reminded the Board that he would like comments on the flow chart depicting the Planning Board/Historic Districts Commission/Design Review Committee procedures. The Board will discuss the flow chart at its meeting on June 27, 2013.

GELD PILOT PAYMENTS

The Board discussed whether or not to send a letter to the Board of Selectmen to correct the record, as presented by GELD, on the cost and time of the permitting process. The Board decided to wait until the Town Manager completed the Post Mortem as requested by GELD and the Board of Selectmen.

Meeting adjourned at 10 PM

Respectfully submitted,

Michelle Collette
Land Use Director/Town Planner

