

**PLANNING BOARD
AUGUST 15, 2013
MINUTES**

Chairman Giger called the meeting to order at 7:00 PM
Members present: Giger, Burke, Svarczkopf, and Wilson
Members absent: Barringer, Parent, and Perkins

PRE-SUBMISSION REVIEW – GROTON HISTORICAL SOCIETY

The Board met with Alvin Collins, project manager for the Groton Historical Society, to discuss the proposed accessible walkway to the Groton Historical Society's Boutwell House. Commission on Accessibility Member Scott Harker was present.

Mr. Collins submitted a letter dated August 12, 2013 requesting a waiver from Site Plan Review for the new accessible walkway. He said the project is being funded with Community Preservation funds and a grant from the Massachusetts Cultural Council. The walkway was designed to blend into the historic character of the house. It will be constructed of earthen material with a gentle slope so handrails will not be required. The existing driveway will not be altered other than the creation of the accessible parking space.

Member Svarczkopf asked what the slope of the walkway would be. Mr. Collins said less than 5%. He said he met with the Commission on Accessibility to discuss the project. The walkway cannot be stonedust – it will be constructed of either concrete or pavers.

Chairman Giger said the walkway must be in compliance with the Architectural Access Board Regulations. Mr. Collins said he and Landscape Architect Loryane Black met the Commission on Accessibility and the Building Commissioner to be sure the walkway would be in compliance. The Historic Districts Commission will hold a public hearing on the project on September 17, 2013.

Mr. Harker said the Commission requested that handrails be installed in the future if necessary.

The motion was made by Burke, seconded by Wilson, to waive the requirement for a Level I site plan review for the construction of an accessible walkway for the Boutwell House. The motion passed unanimously.

SPECIAL PERMIT COMPLIANCE REVIEW – 128 MAIN STREET

The Board reviewed progress at the 128 Main Street site as required in the Special Permit granted to the Pergantis Realty Trust on January 18, 2013. The Board walked the site prior to the meeting. The attached checklist was reviewed with the applicant in the field.

The motion was made by Burke, seconded by Wilson, to send the result of the compliance review to Mr. Pergantis, his attorney Thomas Gibbons, and other Town Departments. The motion passed unanimously.

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COMPREHENSIVE MASTER PLAN IMPLEMENTATION

The Board met with Planning Consultant Judi Barrett to continue discussion of the Phase II Implementation Plan. Robert Pine of the Concept Plan Working Group was also present.

The Board discussed draft revisions to the Schedule of Use Regulations. Ms. Barrett recommended that reorganization of the Schedule of Use Regulations is needed. Board members agreed. The Board also agreed that the entire by-law should be re-codified at a later date.

The Board agreed that the Town Center and West Groton neighborhoods should be treated as limited business districts and that the Manufacturing (M-1) zone should be changed to Industrial. The Board discussed whether the maximum retail floor area should be 50,000 square feet. The Board agreed that performance standards should be added to the by-law.

The Board will review the thresholds of the tiers for Site Plan Review and whether Level I site plans should be reviewed by the Land Use Department staff. The Land Use Departments will discuss the suggestion of doing Level I Site Plan Reviews at its meeting on August 20, 2013.

The Board also agreed that Section 218-27B should be changed to permit small multifamily developments without concept plan approval.

The Board will continue its discussions with Ms. Barrett and the working groups.

Meeting adjourned at 9:00 PM

Respectfully submitted,

Michelle Collette
Land Use Director/Town Planner