

**PLANNING BOARD  
OCTOBER 10, 2013  
MINUTES**

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

Members present: Giger, Barringer, Burke, and Parent

Members absent: Perkins, Svarczkopf, and Wilson

**PUBLIC HEARING – SPECIAL PERMIT/SITE PLAN REVIEW, PCM REALTY, 120 BOSTON ROAD**

Chairman Giger called to order the continuation of the public hearing to consider the PC Myette application for site plan approval of the proposed medical office building located at 120 Boston Road. At the request of the applicant, the Board voted unanimously to continue the public hearing on October 24, 2013 at 8:00 PM.

**ANR PLAN – RIDGEWOOD AVE RIGHT-OF-WAY**

The Board considered the Approval Not Required plan submitted by the Town of Groton showing the revised layout of Ridgewood Avenue. The Board postponed action on the ANR plan to a later time.

**ZONING AMENDMENTS – 2014 SPRING TOWN MEETING**

The Board discussed possible zoning amendments to present at the 2014 Spring Town Meeting including overall revisions to the Schedule of Use Regulations, revisions to Site Plan Review (as previously discussed), and changes to Concept Plan approval (if ready). Board members agreed that revisions to the Parking Requirements will not be ready for the Spring Town Meeting and will work on revisions for the 2014 Fall Town Meeting.

The Board also discussed updates to the Town Center Overlay District Design Guidelines and will work with Peter Flinker to finalize the revisions.

**PLANNING BOARD REPORT TO THE 2013 FALL TOWN MEETING**

Board members will present Planning Board reports on the following articles at October 21, 2013 Fall Town Meeting:

- Member Burke Article 12 Groton Inn Concept Plan
- Members Barringer or Parent Article 13 & 14 Squannacook Hall
- Member Parent Article 17 Schedule of Use Regulations (special permit for retail >2500 SF) to be indefinitely postponed
- Chairman Giger Article 18 Schedule of Use Regulations (hotel, motel & inns)

**ANR PLAN – RIDGEWOOD AVE RIGHT-OF-WAY**

The Board considered the ANR Plan submitted by the Town of Groton to adjust the right-of-way for Ridgewood Avenue, a public way. The existing right of way goes through Thomas Doyle's house that was constructed in the 1940's. The October 21, 2013 Town Meeting will act on accepting the revised right-of-way. The motion was made by Parent, seconded by Barringer, to endorse the Approval Not Required plan entitled, "Plan of Land in Groton, Massachusetts, Prepared for Thomas Doyle," prepared by Ducharme & Dillis Civil Design Group, dated September 11, 2013. The motion passed unanimously.

Meeting adjourned at 8:15 PM

Respectfully submitted,

Michelle Collette, AICP  
Land Use Director/Town Planner