

**PLANNING BOARD  
February 27, 2014  
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**

**Groton Nursery-Robert Decilio, West Main Street** – Attorney Robert Collins presented the Approval Not Required (ANR) plan for Robert Decilio's property on West Main Street. The Groton Nursery is being sold to a new owner who will be purchasing Exclusive Use Area 2A as shown on the plan. The Nashoba Paddler purchased Exclusive Use Area 1A in 2011. No new lots are created by this ANR plan

The motion was made by Parent, seconded by Wilson, to endorse the plan entitled, [INSERT]

**TABCOM/Woodle, Off Prescott Street** - Attorney Robert Collins presented the Approval Not Required (ANR) plan for The American Baptist Churches of Massachusetts (TABCOM) and Nancy Woodle for property located off Prescott Street. Ms. Woodle will purchase a 28,000 SF parcel from TABCOM. The parcel will be combined with the existing lot owned by Woodle as shown on the plan.

The motion was made by Wilson, seconded by Svarczkopf, to endorse the plan entitled, [INSERT]

**NESSP TEMPLE, BOSTON ROAD**

The Board received a letter dated February 21, 2014 from design engineer Ian Rubin and a letter dated February 24, 2014 from Attorney Ben Tymann requested a waiver for a Level I Site Plan Review for the proposed temple on Boston Road.

The Board agreed that this is a reasonable request for an exempt religious use and will ask the applicant to submit information required in Level II.

The motion was made by Burke, seconded by Parent, to a the applicants request to review the NESSP Site Plan as a Level I using administrative procedures and to request that the applicant submit the information required for a Level II submission. The applicant may submit a request to waive certain submission requirements. The motion passed unanimously.

Conservation Commission member Bruce Easom asked if the exemption goes with the landowner (MattBob Realty) or with the religious use (NESSP Temple). The Board responded that the exemption in Chapter 40A, section 3, is for the religious use.

Town Planner Michelle Collette will contact the MassDOT to inquire about the status of the State Highway Access Permit and if a traffic study would be required by MassDOT.

**PROPOSED BUSINESS ZONING AMENDMENTS**

The Board continued its review of the revisions to the Schedule of Use Regulations including comments received from Planning Consultant Judi Barrett. The Board agreed to make the following changes:

- Pet day care will be listed as a primary use, not an accessory use
- Square footage for various categories of retail use will be based upon gross square feet as defined in Section 218-4
- Restaurants will be permitted by special permit if the Residential Business (RB) District.

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The Board reviewed the proposed changes to Section 218-4 Definitions and will continue its review at the March 13, 2014 meeting.

Meeting adjourned at 8:45 PM

Respectfully submitted,

Michelle Collette  
Land Use Director/Town Planner