

**PLANNING BOARD  
AUGUST 7, 2014  
MINUTES**

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

Members present: Barringer, Burke, Giger, Perkins, Vega, and Wilson

Member absent: Svarczkopf

**PUBLIC HEARING – TCOD DESIGN GUIDELINES**

The Groton Planning Board held a public hearing to consider adopting the “Groton Center Design Guidelines – Groton Town Center Overlay District,” prepared by Dodson and Flinker, dated July, 2014.

Chairman Barringer called the public hearing to order. Clerk Vega read the notice published in the July 18 and 25, 2014 issues of the *Groton Herald*. Consultant Peter Flinker of Dodson and Flinker and Jason Parent of the Design Review Committee were present.

Mr. Flinker summarized the process of how the Design Guidelines were originally adopted for the Station Avenue Overlay District (SAOD) in 2009 and modified for the Town Center Overlay District (TCOD) as part of the 2012 Comprehensive Master Plan. The modifications for the TCOD were more complicated because the District overlaps the Historic Districts. A visioning process with significant public participation is the basis for the revised guidelines.

Mr. Flinker showed slides of Main Street in 1886 and historic images of the Town Center. The streetscape, green space, pedestrian character, and sense of place have not changed. The varied setback, street trees and open views of the scenic landscape are important aspects. The guidelines differentiate areas to be protected, areas to be redeveloped, and those areas in between. Main Street is a natural gathering space. Shared parking and interconnectivity will enhance the pedestrian nature. The guidelines include sections on parking, landscaping, lighting, and signage.

Bob Pine, resident of the Town Center, said the Design Guidelines include many thoughtful ideas throughout. However, the recommendation on consistency with setbacks near the street should be revised to allow more variety. We should not aim for too much consistency.

Member Wilson agreed with Mr. Pine’s point. He said we should put parking behind buildings, but there would be more spatial interest with a variety of setbacks.

Marcia Synnott, resident and owner of business property in the Town Center, said she did not want to move her parking to behind her house. She parks in the driveway along the side of her house now. Parking for the Front Door Realty at 157 Main Street and the apartment on the second floor are on site.

Member Burke said the proposed amendment will have no impact on existing residences and businesses. In fact, the mixed use and layout of the Synnott property are good examples of what the Town wants in the Design Guidelines.

Member Burke said he is pleased that the Design Guidelines are based upon a visioning process with active public participation.

The Board reviewed the guidelines, section by section, and asked Mr. Flinker to make the following revisions:

- |         |  |
|---------|--|
| Page 16 | Consistency with the Vision, Design of Streetscapes<br>Amend language on consistency of setbacks to allow more variation |
| Page 17 | Consistency with the Vision, Design of Streetscapes<br>Amend "Parking" to "on-street Parking"                            |
| Page 38 | Vehicular Access and Parking<br>Amend to "Vehicular Access and Off-street Parking"                                       |
| Page 46 | Lighting<br>Specify that LED lights should be colored corrected for warmer color tones and shielded to reflect downward  |
- Correct formatting errors, as needed

The Board members all agreed that Dodson and Flinker have done an outstanding job on the TCOD Design Guidelines and thanked Mr. Flinker for his efforts.

The Board voted unanimously to continue the public hearing on August 21, 2014.

#### **PEER REVIEW – SIX BOSTON ROAD**

The Board approved an estimate in the amount of \$3900 from Nitsch Engineering to review the site plan for the Mobil Station at 6 Boston Road.

#### **MINUTES**

The Board voted to approve the minutes for the meeting held on July 24, 2014. (Members Perkins and Wilson abstained because they were not present on July 24, 2014.)

#### **MAIN STREET PARKING AND PEDESTRIAN SAFETY**

Chairman Barringer reported on the meeting with the Board of Selectmen on July 28, 2014 to discuss parking and pedestrian safety on Main Street in the Town Center. The Selectmen agreed to eliminate parking spaces at the intersection of Main Street and Station Avenue. The DPW is constructing a bump out and installing new crosswalks. The Selectmen are also meeting with the Bank of America and Citizens Bank to explore combining their parking lots to provide more off-street parking.

Meeting adjourned at 9:30 PM

Respectfully submitted,

Michelle Collette  
Land Use Director/Town Planner