

**PLANNING BOARD
JANUARY 12, 2017
MINUTES**

Russ Burke called the meeting to order at 7:02 PM at the Town Hall.

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

Absent: Svarczkopf

SITE PLAN REVIEW APPROVAL – INDIAN HILL MUSIC

Burke explained the status of the application- that the public hearing is closed and that the Planning Board will commence its deliberations on the application. Bonavita outlined the changes she made to the draft decision since the January 5th version. She explained that she incorporated the amendments discussed at the January 5th meeting and the follow-up comments provided by Dave Doneski, Town Counsel, in an email dated January 8, 2017. She explained that since an updated version of the site plan incorporating comments from her letter dated January 5, 2016 was not yet received, she modified Condition 2(A) to reference those comments. She requested the Planning Board's feedback on two major comments from her January 5th letter. Pointing out that the Applicant proposes to end the sidewalk at the emergency access gate for the Peabody Street egress, she asked if the Planning Board was amenable to extending the sidewalk the few extra feet to the Peabody Street curb line and installing an ADA-accessible crosswalk to link with the sidewalk to be built by the Groton School. After consulting with Todd Morey, Civil Engineer from Beals Associates, Inc., the Planning Board concurred stipulating that the crosswalk shall be constructed upon installation of the Peabody Street sidewalk by the Groton School. Giger asked if the sidewalk should be made wider (8') to accommodate bicycles. The other Board members agreed that a 5' wide sidewalk was sufficient.

Bonavita explained that Sheet C3.0 of the site plan identified a parking area for buses, however the site plan depicted striping for automobiles. She asked if the Planning Board was amenable to striping the lot for buses as part of its Transportation Demand Management plan to minimize the number of single occupant vehicles. Morey responded that they only anticipate bus activity during the week, when parking demand is low. During peak performances, cars will utilize the parking spaces. They want to maintain the parking lot striping as proposed. Burke said that he is fine with leaving the parking lot striping "as is". Giger suggested using two different striping options (i.e. striping for passenger vehicles in white and striping for buses in another color). The Planning Board concurred with this approach.

Bonavita explained that she received additional comments from Todd Morey regarding proposed Conditions #9 and #14. With regards to Comment #9, the Applicant wants the Board to strike the entire first sentence requiring the Applicant to annually submit the event schedule for Planning Board review. After much discussion, the Planning Board agreed to strike that sentence since an annual review will be conducted by the Police Chief, Town Manager and Land Use Director in accordance with Condition #14. With regards to Condition #14, Morey suggested adding the word "inform" in front of the phrase "Land Use Director". The Planning Board did not agree to this change. The language will remain "as is".

Burke said that he wanted additional language added to Condition 2(D) which identifies a sampling of Transportation Demand Management options contemplated as part of the site plan approval. The Board concurred with this change.

The Board voted to grant waivers of the Code of the Town of Groton, Chapter 218 - Zoning, and Chapter 381 – Planning Board Regulations as follows:

Barringer made a motion to waive § 218-20 to allow the Applicant to erect a building that exceeds the 35' maximum height requirement for the R-A District as described in waiver #1. Perkins seconded the motion. The vote was unanimous.

Barringer made a motion to waive § 218-20 to allow the Applicant to exceed the 25% maximum impervious lot coverage requirement for the R-A District, consistent with the educational provisions of Chapter 40A, Section 3 (The Dover Amendment) as described in waiver #2. Perkins seconded the motion. The vote was unanimous.

Barringer made a motion to waive § 381-39(A) to allow the Applicant to submit an overall Site Environs plan at a scale of 1"= 150' that is based on an aerial photograph and includes LIDAR topography in lieu of an USGS locus map at a scale of 1":100' as described in waiver #3. Vega seconded the motion. The vote was unanimous.

Barringer made a motion to waive § 381-40(B)(2) to allow the Applicant to deviate from the minimum 0.5 foot-candle requirement for road/parking lots. The Applicant may comply with a minimum average of 0.5 foot-candle, rather than an absolute minimum, as described in waiver #4. Vega seconded the motion. The vote was unanimous.

Barringer made a motion to waive § 381-40(B)(3) to allow the Applicant to deviate from the minimum 1.0 foot-candle requirement for walkways. The Applicant may comply with a minimum average of 1.0 foot-candle, rather than an absolute minimum, on walkways as described in waiver #5. Vega seconded the motion. The vote was unanimous.

Barringer made a motion to waive § 381-40(D)(5) the requirement to install vertical granite curb at the access drive radii in keeping with the low impact design of the stormwater mitigation measures as described in waiver #6. Vega seconded the motion. The vote was unanimous.

Barringer made a motion to waive § 381-40(D)(10) to allow sidewalks to be constructed of bituminous concrete with a chip seal treatment laid on top. However, the walkway from the ADA parking area to the building shall be constructed of Portland Cement Concrete in accordance with § 381-40(D)(10) as described in waiver #7. Vega seconded the motion. The vote was unanimous.

Barringer made a motion to waive § 381-40(B)(2) to allow the Applicant to install lights of 25' absolute height including base, pole shaft and luminaire within the central parking lot only as described in waiver #8. Vega seconded the motion. The vote was unanimous.

Barringer made motion to approve the site plan review for Gary Shepherd and Indian Hill Music Site Plan Review PB #2016-23 as amended tonight. Perkins seconded the motion. The vote was 5 in favor (Barringer, Burke, Giger, Perkins, Vega), 1 opposed (Wilson), and 1 absent (Svarczkopf). Findings and Conditions were approved as follows:

FINDINGS

Section 218-25 Site Plan Review

The Planning Board determined that the site plan complies with the criteria of Chapter 218, Zoning, Code of the Town of Groton, Section 218-25 Site Plan Review, subsection 218-25H Decision (shown in italics) as follows:

- a) Preserve trees twelve (12) inches caliper or larger unless it can be demonstrated that such*

removal is necessary for the location of structures, roads, driveways, and utilities, and it can be further demonstrated that there were no alternatives to said removal.

The proposed site plan preserves as many large existing trees as feasible, particularly along the edges of the upper plateau. A minimal number of 12" trees that are located in the middle of planned parking areas and sit at unworkable grades will be removed for the construction of the parking lot.

- b) *Provide for landscaping around the perimeter of all structures and the parcel as a whole, including parking areas, to the satisfaction of the Planning Board.*

The landscape immediately surrounding the Music Center building will be primarily meadow grasses, growing 18-24" tall, allowing the building to have a direct connection to the adjacent agricultural fields. Strategically-located shade trees will provide shade for pedestrian zones, a variety of coniferous and deciduous trees and bushes will enhance the existing vegetation along the Peabody Street frontage effectively buffering parking areas from view, and landscape islands and buffers within the parking area will provide shade and wind mitigation. The Board is satisfied with the landscaping plan.

- c) *Meet the requirements of § 198 of the Code of the Town of Groton relating to Stormwater Management.*

The Earth Removal Stormwater Advisory Committee granted a Stormwater Permit on December 6, 2016 under the provisions of Chapter 198 of the Code of the Town of Groton.

- d) *Integrate the development into the existing terrain and surrounding landscape and protect abutting properties and community amenities. Project sites shall be buffered from adjacent uses if required by the Board, preferably with a natural landscaped buffer. Obstruction of scenic views from publicly accessible locations shall be minimized. Unique historic and cultural amenities, and stone walls shall be preserved to the greatest extent possible.*

The landscape design and general arrangement of site features of the Music Center preserves historic walls and on-site features to the maximum extent feasible. Critical views are protected and screened. Modification of the existing terrain is limited in wooded or steeply sloping areas, concentrating the site development towards the generally level upper plateau. Views into the project from abutting properties and roadways are screened by existing vegetation to the north, east, and west supplemented with the use of earthen berms and vegetated buffers in strategic locations. The Board is satisfied that the proposed landscaping plan and limit of disturbance will appropriately screen views into the site from abutting properties and the public ways.

- e) *Allow no net increase in the rate or volume of stormwater runoff from the 2-, 10-, 25-or 100-year storm event across the boundaries of the site unless provisions have been made to tie into public storm drains with the approval of the appropriate authority and the Planning Board has determined that all reasonable provisions have been made to minimize any changes to runoff from the site. Compliance with all applicable federal, state and local regulations and guidelines including, but not limited to, the Department of Environmental Protection Stormwater Management Policy, as it may be amended, shall be demonstrated.*

The Board's consulting engineer, Nitsch Engineering, reviewed the site plan and drainage calculations for compliance with stormwater runoff requirements. The Board is satisfied that these requirements have been met.

- f) *Maximize pedestrian and vehicular convenience and safety, both within the site and in relation*

to adjacent ways. Internal and external traffic circulation, and pedestrian and bicycle access shall be provided to the satisfaction of the Board. Potential traffic impacts shall be mitigated as prescribed by the Board including, but not limited to, measures designed to reduce automobile trip generation, especially on roadways with demonstrated deficiencies in capacity.

The Board's consulting traffic engineer Greenman-Pedersen, Inc. (GPI), reviewed the proposed traffic circulation and access plans. The Board is satisfied that pedestrian and vehicular traffic issues have either been satisfactorily addressed or will be addressed through Conditions of Approval referenced below.

- g) Minimize the visibility of parking, storage or other outdoor service areas viewed from public ways or premises residentially used or zoned.*

The Board determined that the above-referenced landscaping plan will minimize visibility of parking and storage areas from abutting properties and the public way.

- h) Minimize glare from headlights through plantings or other screening. Minimize lighting intrusion on to other properties and public ways with proper arrangement and shielding, while providing for security and public safety.*

The Board is satisfied that headlight glare will be minimized by site topography, the surrounding wooded area and supplemental landscaping, as conditioned herein.

- i) Minimize lighting intrusion on to other properties and public ways with proper arrangement and shielding, while providing for security and public safety.*

The Board has reviewed the photometrics plan included within the site plan (Sheets AP-007-AP-014). The Board is satisfied that the proposed lighting will not intrude onto other properties or the public ways and Dark Sky standards will be achieved.

- j) Minimize departure from the character and scale of buildings in the vicinity, as viewed from public ways. Architectural style shall be in harmony with the prevailing character of the neighborhood to the maximum extent feasible as required in § 218-24B Promotion of Harmonious Development.*

Not applicable- the Music Center is a non-residential use located within the R-A District.

- k) Prevent contamination of groundwater from on-site wastewater disposal systems (must meet requirements of Title 5 of the State Environmental Code (310 CMR 15.000 et seq.) and applicable Board of Health regulations, as they may be amended). Contamination also shall be prevented from operations on the premises involving the use, storage, handling, transport or containment of toxic or hazardous substances as defined in § 218-30B and regulations of the Department of Environmental Protection and the U. S. Environmental Protection Agency, as they may be amended.*

The site will be served by public sewer extended in conformance with the requirements of the Groton Sewer Commission. The site is not located within a Water Resource Protection District as defined in Section 218-30 of the Zoning Bylaw.

- l) Demonstrate that an adequate water supply is available and that there shall be no significant impact to groundwater levels. Groundwater recharge shall be provided for throughout the development and impervious surfaces shall be kept to a minimum.*

The property will be served by public water to be installed in accordance with the specifications

of the Groton Water Department. Groundwater levels for the overall project vicinity will be maintained close to current levels. In localized areas, such as the building pad, the groundwater level will be lowered through the use of curtain drains and groundwater cutoff levels in accordance with the Minor Site Plan Approval issued by the Planning Board on June 23, 2016 and filed with the Town Clerk on June 30, 2016. Groundwater levels north of the proposed building will be allowed to seek natural levels. While the site does feature mainly Group D soils, there is a recharge area located below the outlet of the subsurface stormwater detention system that will store runoff and allow it to slowly recharge into the ground without discharging to the stormwater outlets.

- m) *Demonstrate that there shall be no excessive demands on local infrastructure and the ability of the Town to provide services to the development.*

The Planning Board requested comments from the Police Chief, Fire Chief, the Groton Electric Light Department, the Groton Water Department, and the Groton Sewer Commission. The Town's public safety officials did not indicate that excessive demands on their departments' ability to provide services are anticipated. Traffic mitigation services will be financed by Indian Hill Music and provided by the Groton Police Department in accordance with Condition 12.

Conditions:

1. The Applicant shall comply with all applicable laws, by-laws, rules, regulations, codes, and obtain all necessary permits and approvals.
2. Prior to issuance of a building permit, the Planning Board shall issue a Preliminary Certificate of Compliance based on the Applicant's completion of the following tasks:
 - A. Supply a mylar, three copies and a digital copy of the final version of the site plan for Planning Board review and endorsement. The final site plan shall depict the following:
 - 1) Enhancement of the landscape buffer at the northeast corner of the site to impede pedestrian access to the stormwater facility;
 - 2) Address of comments in the Town Planner's comment letter dated January 5, 2017. The Applicant shall extend the sidewalk along the emergency access road off Peabody Street to the edge of pavement on Peabody Street, install a stamped and ADA- and MUTCD-compliant, continental-style asphalt crosswalk across Peabody Street, at its intersection with Temple Drive, that will link with the sidewalk to be constructed along the northerly side of Peabody Street by the Groton School. The crosswalk shall feature reflectorized thermoplastic. The Applicant shall install the crosswalk during or upon the completion of construction of the sidewalk along the northerly side of Peabody Street. The Applicant shall stripe the "Bus Parking and Staging Area" on sheet C3.2 and C3.3 to accommodate both passenger vehicles in white and bus parking in an appropriate alternative color.
 - 3) Reference to the operation plan for exterior lighting (photometric operation plan). Refer to Condition 18.
 - B. Submit a copy of the street opening/curb cut permit from the Groton Department of Public Works (Chapter 180 of the Groton Code), including design plan, depicting improvements to the Old Ayer Road/Boston Road/Main Street intersection. The plan shall resemble concept plan Option 3D included within the Traffic Impact and Access Study presentation dated December 1,

2016 (identified above in Reference Documents) and will feature pedestrian connectivity through Prescott Common.

- C. Submit a copy of the street opening/curb cut permit from the Groton Department of Public Works (Chapter 180 of the Groton Code), including design plan, for improvements to the Old Ayer Road/Peabody Street intersection. The design plan shall include the following improvements:
 - 1) Remove the grassed median island on the Peabody Street approach;
 - 2) Reduce the corner radius on the northwest and southwest corners to reduce vehicle turning speeds and pedestrian crossing distances;
 - 3) Install a stamped and ADA- and MUTCD-compliant, continental-style asphalt crosswalk across the Peabody Street approach to Old Ayer Road. The crosswalk shall feature reflectorized thermoplastic consistent in design with crosswalks in Groton Center.
 - 4) Install ADA-compliant curb ramps and connecting sidewalks at both ends of the crosswalk. The short sidewalk connecting to the future sidewalk on the north side of Peabody Street will be designed to provide an ADA-compliant connection;
 - 5) Restripe the STOP line on the Peabody Street approach with MUTCD-compliant reflectorized thermoplastic pavement markings;
 - 6) Install MUTCD-compliant STOP sign on the Peabody Street approach.
 - D. Submit a Transportation Demand Management Plan for the site that articulates efforts that will be employed by Indian Hill Music to minimize the number of single occupancy vehicles. Site Plan Approval contemplates potential future TDM strategies that may include remote event parking, ride sharing, shared parking, shuttle services, preferred event pricing and/or parking for high occupancy vehicles, enhanced access for pedestrian and bicycle patrons, on-street parking restrictions, and other such measures promoting the reduction of vehicular traffic.
 - E. Attend a pre-construction meeting with the Land Use Committee. The purpose of the pre-construction meeting is to field questions and discuss expectations, required inspections and the anticipated construction schedule and timeline.
3. Prior to issuance of an occupancy permit, the Planning Board shall issue a Final Certificate of Compliance based on the Applicant's completion of the following tasks:
- A. Work with the Groton Police Department to set written criteria for police control at the site drive's intersection with Old Ayer Road, and at the off-site intersections of Peabody Street/Old Ayer Road and Old Ayer Road/Boston Road/Main Street, as well as off-site parking.
 - B. Under the direction of the DPW Director, construct the improvements to the Old Ayer Road/Boston Road/Main Street intersection referred to in Condition 2(B).
 - C. Under the direction of the DPW Director, construct the improvements to the Old Ayer Road/Peabody Street intersection referred to in Condition 2(C).
 - D. To the extent required by the DPW Director, clear the minimal amount of vegetation necessary to improve sight lines along the southerly edge of Peabody Street, west of the site access driveway, and therefore alleviate safety concerns.

- E. Design engineer shall certify, by as-built plan, that all construction (including utilities and all off-site improvements) was completed in accordance with the approved site plan.
 - F. The Planning Board or the Planning Board's designated agent shall verify that the site plan and any conditions of the site plan approval have been met.
 - G. Pay in full all outstanding fees, including fees for the Planning Board's consulting engineer services.
 - H. Work with the Groton Police Department and the Groton Electric Light Department to determine where and how Indian Hill Music will provide, maintain and pay for, as long as Indian Hill Music is in operation, electricity for the operation of flood lights to be used by Police Detail officers at designated intersections and road junctions.
4. The Applicant has not proposed a long-term use for the two existing buildings that will be retained on the site. Prior to the use and occupancy of these structures, the Applicant shall submit information about the proposed use of those buildings, and potential impacts of such use, for Planning Board review and approval.
 5. Parking for the disabled and access to the buildings shall comply with the requirements of the Architectural Access Board Regulations, 521 CMR, and the Americans with Disabilities Act.
 6. During peak capacity events when use of designated overflow parking areas is anticipated, the Festival Meadow overflow parking area shall be filled first, prior to use of the designated overflow parking areas between the loop road and Peabody Street.
 7. Bicycle racks shall be installed as shown on the approved drawings.
 8. The Peabody Street egress shall be utilized for emergency purposes only.
 9. In accordance with the event matrix in Exhibit B, Indian Hill Music is hereby authorized to schedule and conduct up to twelve (12) of seasonal events during the first calendar year of operation and up to fourteen (14) of these events during the second calendar year of operation and each subsequent calendar year. By "seasonal event" the Board means those events at which the Concert Hall doors will be open to the lawn seating area. Seasonal events are limited to the period of May through September. These seasonal events may include up to two (2) "festivals" during the first calendar year of operation and up to four (4) "festivals" during the second calendar year of operation and each subsequent calendar year. Seasonal events shall not begin before 10:00 AM and shall conclude not later than 10:30 PM. Approximately 2,300 attendees may attend such events.
 10. Indian Hill Music shall provide notice of a seasonal event at least fourteen (14) days in advance of the seasonal event to the Police Department and the Fire Department.
 11. If Indian Hill Music proposes any additional number of seasonal event(s) (beyond the maximum specified in Exhibit B) in any calendar year, it shall first seek the permission of the Planning Board for an increase in the quantity of events for that season at a regular or special meeting; provided, however, that not more than 18 seasonal events shall take place within any calendar year. The request shall be placed on the Board's meeting agenda and posted in accordance with the Open Meeting Law, but no public hearing shall be required. Indian Hill Music shall provide mailed notice to all parties in interest as defined in G.L. Chapter 40A, Section 1.1 and publish notice 10 days in advance of the meeting in a newspaper of general circulation within the Town. The Board's determination as to such request(s) shall be within its informed discretion, and not subject to appeal

by any party. However, the Board shall not have any discretion over the choice of artists or the content of the program.

12. The Applicant shall, in coordination with the Chief of Police, arrange and pay for off-site police control during peak capacity events to minimize congestion.
13. During peak capacity events, the Applicant shall provide traffic control attendants at each of the three pedestrian connections to the parking field to facilitate pedestrian crossings. Peak capacity events are defined as those exceeding 1,000 patrons in size.
14. After the annual conclusion of seasonal events, Indian Hill Music shall work with the Groton Police Department, the Town Manager and the Land Use Director to review the seasonal events and set criteria for any traffic flow or control measures, police details or other issues affecting public safety to be implemented in the following year's schedule.
15. When designated snow storage areas have reached capacity (snow piles shall not exceed 8' in height), excess snow shall be removed from the site within 72 hours of the conclusion of the storm event.
16. Snow shall be removed from all parking aisle end caps along the curved section of the main access roadway to ensure that adequate sight lines are maintained exiting these parking areas.
17. Views of the project from the abutting properties on Peabody Street shall be obscured by an opaque vegetated screen within one (1) year from the occupancy permit issuance date.
18. Site lighting shall not intrude onto other properties or public ways as required in Section 218-25G(1)(h). Site lighting shall be based on the proposed level of activity in accordance with the operation schedule depicted on Sheet AP-014 of the Site Plan. Subject to the approval of the Police Chief, Indian Hill Music has the discretion to reduce lighting of the loop road to a zero (0) level during the after-hours condition. Changes to the lighting schedule shall not be permitted without prior approval of the Planning Board.
19. All signs on the premises shall comply with Chapter 196 Signs of the Code of the Town of Groton unless the Planning Board grants a sign permit under the provisions of Section 196-8 Unique and Special Circumstances.
20. Walls retaining more than 4' of unbalanced fill are subject to Building Inspector review/approval and require a building permit and structural engineer stamped plan.
21. The design and installation of the public sewer system shall conform to the specifications of the Groton Sewer Commission.
22. The design and installation of the water main extension shall conform to the specifications of the Groton Water Department.
23. The stormwater management system and erosion control measures shall be installed and maintained in accordance with the Full Stormwater Management Permit #2016-09, which was issued by the Earth Removal-Stormwater Advisory Committee on December 6, 2016.
24. To minimize noise during construction activities, the Applicant is encouraged to install "broadband" or "white sound" backup alarms on construction vehicles that are dedicated to the site. These backup alarms must be OSHA-compliant.

25. The Applicant shall maintain the site free from any dust which may migrate off-site. When earth movement and/or blasting occurs at the site, a water truck shall be present and used to ameliorate dust.
26. Throughout construction activity, the Applicant shall maintain a dumpster on site to dispose of construction debris. All construction debris shall be disposed of in compliance with applicable local and state laws.
27. The removal of any excess earth material from the site requires a Certificate of Exemption from the Earth Removal By-law, Chapter 134 of the Code of the Town of Groton.
28. No trees, unless dead or diseased, shall be disturbed beyond the "limit of work" as shown on the Site Plan.
29. The Applicant shall ensure proper maintenance of plantings on the site, including replacement of dead or diseased plantings in the following planting season.
30. Plans and applications are required for any food preparation facilities for sale or consumption to the public. The Applicant shall submit said application, fee and plans to the Nashoba Associated Boards of Health for review and approval prior to construction of the food preparation areas.
31. Hours of operation related to construction of the site (site work only) shall be limited to 7:00 AM to 5:30 PM, Monday through Friday, 8:00 AM to 5:30 PM on Saturday. The Town Planner, in consultation with the Planning Board Chairman, may authorize, for not more than 5 consecutive days, a starting time of 6:00 AM for certain activities and extenuating circumstances, if requested in writing at least 3 full business days in advance. No heavy construction work shall take place between the loop road and Peabody Street except between the hours of 8 am to 4 pm.
32. The Applicant shall submit any proposed material change in the above referenced plans to the Planning Board for its review and approval before the change is implemented.
33. This site plan review approval shall not be in effect until certified copies of the approval and plans are recorded at the Middlesex South Registry of Deeds as required in M.G.L Chapter 40A, Section 11, and Groton Zoning By-Law Section 218-32.1.
34. This site plan review approval shall lapse in 24 months (from the date the decision is filed with the Town Clerk and the 20-day appeal period expires), which shall not include such time required to pursue or await the determination of an appeal referred to in M.G.L. Chapter 40A, Section 17, from the grant thereof if a substantial use or construction thereof has not sooner commenced except for good cause.

UPDATE – COMPLETE STREETS COMMITTEE

Barringer explained that the Committee consists of members of the Board of Selectmen, Planning Board, Disabilities Commission, Trails Committee, the DPW Director, the Land Use Director, and two unaffiliated residents. He explained that the Committee has been diligently working since October to develop a Complete Streets Prioritization Plan. The Committee has compiled a list of twelve projects for consideration. Projects are located in every section of the community and include sidewalk construction, crosswalks, striping, signage, connections to the rail trail, bike racks. Many of these projects will require low cost engineering and some projects can be accomplished in-house at reduced construction costs. The Towns are responsible for engineering and the Complete Streets Program may fund up to \$400,000 in construction costs. The Prioritization Plan will be submitted by the April 1st

deadline. He announced that a public information gathering session will be held at 7 pm on Feb 2nd in the Town Hall's second floor conference room. The Committee will present the various projects and seek feedback on the draft priority list from both the public and municipal officials. The first 8 projects on the list total approximately \$370,000 in construction costs. The remaining projects will likely cost an additional couple of hundred thousand dollars because they are more challenging due to steep grades, wetlands and right-of-way issues. Barringer explained that the draft list will be ready for distribution to the Planning Board at the January 26th meeting.

Giger asked if the various MassHighway projects appear on the draft list. Bonavita explained that projects under the jurisdiction of MassHighway are not on the list since they will be funded with a different pool of money. Giger suggested involving the politicians with advocating for the timely completion of the MassHighway sidewalk projects, in particular. Barringer alerted the Board that Delaney reached out to MassHighway to ascertain the construction schedule for these projects and is awaiting a response. Barringer explained that the Groton School's sidewalk projects do not appear on the draft priority list since they will be privately funded.

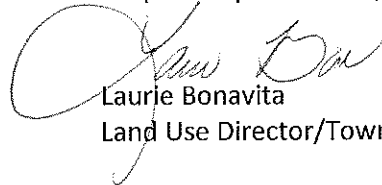
MISCELLANEOUS

Burke explained that, at the next Planning Board meeting, he wants to begin discussion about potential modifications to the Zoning Bylaws pertaining to concept plan, open space flexible development, medical marijuana, and site plan review special permit. He asked Planning Board members to think of other potential modifications and to look at the Master Plan for recommendations ripe for implementation.

Barringer made a motion to adjourn. Perkins seconded the motion. The vote was unanimous.

The meeting adjourned at 8:13 pm.

Respectfully submitted,



Laurie Bonavita
Land Use Director/Town Planner