**TOWN OF GROTON PLANNING BOARD**

**Thursday, February 10, 2022**

**Meeting Minutes**

A virtual meeting of the Planning Board was held on Thursday, February 10, 2022, at approximately 7:00 p.m. All votes were to be taken by roll call because the meeting was virtual.

The meeting was conducted via Zoom and was broadcasted on the Groton Channel pursuant to the Governor’s Executive Order Concerning the Open Meeting Law.

**Members Present:**

Mr. Scott Wilson, Chair

Ms. Annika Nilsson Ripps, Vice-Chair

Ms. Alyson Bedard, Clerk

Mr. George Barringer, Board Member

Mr. Russell Burke, Board Member

Ms. Lorayne Black, Board Member

**Members not Present:**

Mr. David Bonnett, Board Member

**Also Present:**

Mr. Takashi Tada, Land Use Director/Town Planner

Mr. Wilson stated the meeting was being recorded and each member participating introduced themselves.

***Discussion - Approval of Special Permit – Town Center Overlay District***

***Custom Cabinetry Shop, 30 & 36 Court Street (Halsey Platt)***

Attorney Bob Collins participated on behalf of the applicant.

Mr. Tada reviewed the draft Special Permit PB #2021-28 and following some discussion and amendments, the Board made the below motion:

**MOTION:** Mr. Barringer made a motion to approve the Special Permit (PB #2021-28) as amended. Ms. Nilsson Ripps seconded the motion.

A roll call vote was taken, which resulted as follows:

Yea: Ms. Black, Mr. Barringer, Ms. Bedard, 6

Mr. Burke, Ms. Nilsson Ripps, & Mr. Wilson

Nay: 0

**The motion carried 6 – 0 – 0.**

***Public Hearing (Continued)***

***Special Permit & Site Plan Modifications for Medical Office Use in the Village Center Business (VCB)*** ***District – 240 Main Street (Kilbourn Place LLC – Gus Widmayer, Manager)***

Mr. Robert Drake, Director of Facilities Operations & Real Estate from Emerson Hospital was also present.

Attorney Collins, representing the applicant, Gus Widmayer, reviewed the following questions the Board had from the last meeting:

* The security planters along the front façade would function as bollards.
* All the doors on the front façade would be ADA compliant & would haveautomatic openers. He noted the door on the far right was slightly wider and all the doors were covered.
* The Friends of Tree Warden requested to replace the Pear trees with Paperbark Maples (*Acer griseum*) between the parking lot and the sidewalk.
* As reconfigured, 20% of the parking spaces would be accessible and would be located closest to the building.
* The total number of parking spaces was 44, which includes the credit of 5 curb-side spaces on Main Street.
* Employees included three medical doctors, two nurse practitioners, three registered nurses, and three medical assistants. He said there would also be a backup staff of ten people, an office manager, a phlebotomist, and an imagery technician.
* The total number of people to potentially be in the building at the same time was 40.8.

Mr. Burke said they could survey the utilization of the handicapped spaces and if it was found that they were underutilized perhaps they could pick up another non-handicapped space.

Mr. Wilson asked if there were members of the public who had questions or comments.

Mr. Tada read aloud the following comments received via the Zoom Chat function.

Judy Anderson, 270 Whiley Road: “In the years that 100 Boston Road has been used I have gone by there a couple of times per day and the parking lot has always had empty parking spaces.”

Alison Eydenberg, 254 Main Street: “I don’t think the five accredited spaces on Main Street should be counted.” “What about ambulances and how do they get through the parking lot safely?” Attorney Collins replied he would answer the question regarding the ambulance at the next meeting.

Ms. Black requested that the parking spaces on Main Street be numbered or noted. Attorney Collins replied he would do that.

**MOTION:** Mr. Burke made a motion to request Mr. Tada to draft a decision of conditional approval and to continue the public hearing, as additional discussion was needed, date-specific to the February 24th meeting at 7:20 p.m. Mr. Barringer seconded the motion.

A roll call vote was taken, which resulted as follows:

Yea: Ms. Black, Mr. Barringer, Ms. Bedard, 6

Mr. Burke, Ms. Nilsson Ripps, & Mr. Wilson

Nay: 0

**The motion carried 6 – 0 – 0.**

**Recorder’s Note: At approximately 8:36 p.m. Mr. Wilson and Mr. Burke were excused from the meeting and Ms. Nilsson Ripps assumed the role of Chair.**

***Discussion – Potential Zoning Amendments for Spring Town Meeting***

* Buffer Zone around Marijuana Establishments

Mr. Tada said the Select Board had approved a proposed Warrant Article that was submitted to the Town Clerk and a public hearing was scheduled as an agenda item at the next Planning Board meeting on February 24th.

* Definition of Age-Restricted Housing

Mr. Jeff Brem had indicated that he was planning on going forward with the Citizens Petition that proposed to change the definition of age-restricted housing in the bylaw. He said the petition was currently being reviewed by Town Counsel.

Ms. Bedard asked how many citizens had to sign the petition. Mr. Tada replied that the Town Clerk needed to certify that at least ten registered voters had signed the petition.

* Special Use Considerations, Section 218-5.5

Mr. Tada said there were two parts of the section that needed clarification. One part deals with a zoning map change, and the second part deals with requests for certain types of uses in certain zoning districts.

***Project Updates***

* Hayes Woods

Mr. Tada said the developer of Hayes Woods was in the process of getting the permit from the state under the Endangered Species Act but had ceased the clearing of trees.

Mr. Barringer said he drove the length of Maple Avenue and his takeaway was he felt there was more cutting for the driveway entrances than what was approved.

Ms. Bedard said she drove the length of Maple Avenue as well and agreed with Mr. Barringer.

Ms. Nilsson Ripps suggested that a site walk be scheduled with the developer. Mr. Tada said he would coordinate the site walk with the Board members, Bob Kiley, and Stan Dillis.

Ms. Black requested the site walk be on February 26th at 9:00 a.m.

* Heritage Landing

Mr. Tada said the Heritage Landing plan had been submitted to Mass Housing for the first step of approval.

***Committee Updates***

* Complete Streets Committee

Mr. Barringer said the Complete Streets application for construction funding was approved but the Town needed to find additional funds to pay for the engineering. Mr. Tada said all the required documents were submitted to the MassDOT to finalize the grant award.

* Community Preservation Committee

Mr. Tada commented that the final application deadline for Community Preservation Committee (CPC) funding was February 24, 2022.

***General Business***

* ZBA Updates

Mr. Tada said the ZBA had received an application for an Appeal of the Determination of the Building Commissioner regarding the utilization of the old shed located at 3 West Main Street as a storage facility. He said there would be a public hearing regarding the item on Wednesday, March 2nd at 6:30 p.m. via Zoom.

* Meeting Minutes

The minutes from January 27, 2022 will be reviewed in the next meeting.

***Planning Board Meeting Schedule (Via Zoom)***

* February 24, 2022
* March 10, 2022 & March 24, 2022
* April 14, 2022 & April 28, 2022

***Adjournment***

**MOTION:** At approximately 9:03 p.m. Ms. Bedard made a motion to adjourn. Mr. Barringer seconded the motion.

A roll call vote was taken, which resulted as follows:

Yea: Ms. Black, Mr. Barringer, 4

Ms. Bedard, and Ms. Nilsson Ripps

Nay: 0

**The motion carried 4 – 0 – 0.**

Respectfully submitted:

Trish Gedziun

Recording Secretary