**TOWN OF GROTON PLANNING BOARD**

**February 22, 2024**

**Meeting Minutes**

A virtual meeting of the Planning Board was held on Thursday, February 22, 2024, at 7:00 p.m.

**Members Present:**

Mr. Scott Wilson, Chair

Ms. Lorayne Black, Vice Chair

Mr. Phil Francisco, Clerk

Ms. Alyson Bedard, Board Member

Mr. David Bonnett, Board Member

**Members Not Present:**

Mr. George Barringer, Board Member

Mr. Russell Burke, Board Member

**Also Present:**

Mr. Takashi Tada, Land Use Director/Town Planner

Per the Massachusetts Attorney General’s guidance regarding the Massachusetts Wiretap Statute and the Open Meeting Law, Mr. Wilson stated that the meeting was virtual and recorded, and all votes must be taken via roll call. Further, the people who were participating in the meeting introduced themselves.

***Discussion – Minor Site Plan Review Application – 195C Main Street***

***Proposed Craft Brewery and Taproom Request for Parking Waiver (Continued)***

Mr. Wilson stated that the Board had been in touch with Police Chief Luth regarding parking and public safety.

Mr. Tada read aloud a letter from Police Chief Luth as summarized as follows:

“The site is located near one of the busiest intersections in town and experiences a steady flow of pedestrian traffic. I believe that the mitigating factors of the modest size of the operation, operational hours coinciding with one of the existing businesses for 10 hours per week, and the availability of parking near and around the Town Hall and Station Avenue lower my concerns for traffic safety.”

Mr. Seth Bourgeois & Ms. Marcie Distler, owners of Wink Beauty & Hair Studio, 195B Main Street, stated that they had submitted a letter to the Planning Board expressing their parking and safety concerns. Ms. Distler suggested that the applicant withdraw the application and search for a property that was better suited. She said if the applicant would not do that, she felt the Planning Board should deny the application.

Mr. Bob Mullins & Ms. Rhonda Mullins, owners of 197 Main Street, addressed the Board and said they, too, were concerned with the parking and safety issues.

Ms. Black commented that she felt the town needed to address the parking situation. She added that she did not feel the Board could deny the applicant’s request but then allow a business with a different use in the future.

Mr. Bonnett said he felt the Board needed further clarification as to what the town intended to do about the parking situation and what the proposed solutions were surrounding the busy intersection.

Mr. Francisco commented that he did not feel the town would provide clarification regarding parking surrounding the intersection. He also said he felt that the Police Chief’s opinion held a lot of merit.

Mr. Ed Shaffer, the applicant, commented that part of the reason he wanted to start the business was to support the community and was interested in supporting public safety.

Mr. Douglas Patten, 7 Court Street, addressed the Board and said through the better part of the day and at dinnertime hours, cars were driving both ways on the one-way street. He said he felt the parking would spill over onto Court Street. He said he was very concerned with people driving the wrong way on one-way streets.

Mr. Wilson suggested that the Select Board could have an LED sign installed that clearly indicated that someone was driving the wrong way.

**MOTION:** Ms. Black made a motion to continue the discussion until the next Planning Board meeting, date specific to March 14, 2024, and to obtain further information and clarification from the Department of Public Works, and the Police Chief. Mr. Francisco seconded the motion.

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

Yea: Ms. Black, Mr. Francisco, Mr. Bonnett, 5

 Ms. Bedard & Mr. Wilson

Nay: 0

**MOTION CARRIED: 5 – 0 – 0.**

***Discussion – Approval Not Required (ANR) Plan***

***Dale Lane & Worther Drive, Assessor’s Parcel 221-14 (J. Gilson)***

Mr. Stan Dillis of Dillis & Roy Civil Design Group was present on behalf of the applicant. He noted that both lots were fully conforming with the Town of Groton’s zoning.

Mr. Wilson asked if there were members of the Board who had questions or comments. There were none.

**MOTION:** Ms. Bedard made a motion to endorse the Approval Not Required (ANR) Plan, dated January 30, 2024, for Jodie Gilson. Ms. Black seconded the motion.

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

Yea: Ms. Black, Mr. Francisco, Mr. Bonnett, 5

 Ms. Bedard & Mr. Wilson

Nay: 0

**MOTION CARRIED: 5 – 0 – 0.**

***Project Updates***

* Master Plan
	+ Comments on Draft Inventory and Assessments due on the 26th
	+ The Second Community Survey was Online
	+ Meeting with Barrett Planning Group on March 14th
* Groton Hill Music Center – No new updates.
* Village at Shepley Hill – No new updates.
* 240 Main Street, Kilbourn Place – No new updates.
* Bank of America ATM, 167 Main Street – No new updates.

***Committee Updates***

* Complete Streets Committee
	+ Mr. Tom Delaney, Director of Public Works, will be finalizing the construction bid package regarding the two sidewalk extension projects that were awarded grant funding by MassDOT Complete Streets Program.
* Community Preservation Committee
* Final Applications are due 2/22/24
* Conductorlab Oversight Committee
* Mr. Wilson stated that a general business meeting was held today.
* Firearm Sale Regulation Study Committee
* Mr. Tada said the committee had met earlier in the day. He said it was not feasible to bring a zoning amendment regarding the regulation of firearm retail sales to the Spring Town Meeting, but he expected to be able to place it on the Fall Town Meeting Warrant.
* ZBA Updates
	+ Heritage Landing – The next hearing date was March 6th

***General Business***

* Meeting Minutes
* January 25, 2024

**MOTION:** Ms. Blackmade a motion to approve the minutes from the January 25, 2024, meeting as presented. Ms. Bedard seconded the motion.

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

Yea: Ms. Black, Ms. Bedard, Mr. Francisco, 5

 Mr. Bonnett, & Mr. Wilson

Nay: 0

**MOTION CARRIED: 5 – 0 – 0.**

***Planning Board Meeting Schedule***

* March 14th
* **March 28th – In-Person Meeting at Town Hall**
* March 26th – Spring Town Meeting

***Adjournment***

At approximately 8:45 p.m., Ms. Black made a motion to adjourn. Ms. Bedard seconded the motion.

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

Yea: Ms. Black, Ms. Beddard, Mr. Francisco, 5

 Mr. Bonnett, & Mr. Wilson

Nay: 0

**MOTION CARRIED: 5 – 0 – 0.**

Respectfully submitted:

Trish Gedziun

Recording Secretary

*Approved 4/11/2024*