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ARTICLE 12.
CONCEPT PLAN – 128 MAIN STREET
PLANNING BOARD REPORT

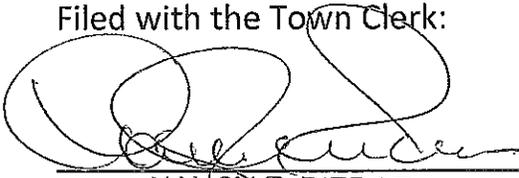
The Planning Board held a public hearing on September 19, 2013, to consider the concept plan submitted by 128 Main Street, LLC , to construct a proposed three-story, 24 room inn and 50 seat restaurant with a footprint of 8360 sq ft, a two-story care-taker residence and fitness area with a footprint of 3040 square feet, 18 inn cottages, and 12 long-term rental units as shown on the plan entitled "128 Main Street, Concept Plan in Groton, Mass. Prepared for 128 Main Street, LLC," prepared by David E. Ross Associates, dated August 27, 2013. The proposed project is located at 128 Main Street, Assessors' Map 113 Parcel 10, on the northerly side of Main Street.

The Planning Board voted to recommend that Town Meeting approve the concept plan so the plan may move forward in the permitting process.

The plan as submitted is preliminary and conceptual in nature by definition. As such the Planning Board reserves all rights and prerogatives as a Special Permit Granting Authority pursuant to MGL Chapter 40 A and the Groton Zoning By-law to modify and refine said plan based on its review of detailed plans with supporting technical data and comments received by Town Departments and the public. The special permit /site plan review process is iterative in nature and involves the consideration of detailed technical data including but not limited to: stormwater management; traffic; parking; circulation; topography; grading; adequacy of public utilities; sight distances; lighting; landscaping; visual impact; compatibility with surrounding uses; snow removal; and other such issues. Town Meeting by its nature as a legislative/policy body of government does not possess the organizational structure or technical capacity for the iterative and detailed technical review of a development plans. Concept Plan approval by Town Meeting is performed without the benefit of detailed plans or technical information and should not preclude or prevent the Special Permit Granting Authority from performing its statutory responsibilities in its review and consideration of detailed development plans and issuance of a decision to approve, approve with conditions/modifications, or deny said plan.

Filed with the Town Clerk:

Date:



October 1st 2013

NANCY E. PIERCE
ASSISTANT TOWN CLERK