

MINUTES

Warrant, Summary, and Recommendations

TOWN OF GROTON



2014 FALL TOWN MEETING

**Groton-Dunstable Middle School Auditorium
344 Main Street, Groton, Massachusetts 01450**

Beginning Monday, October 20, 2014 @ 7:00 PM

Attention – Voters and Taxpayers

Please bring this Report to Town Meeting



Town Meeting Access for Voters with Disabilities

Parking – Universally accessible parking spaces are available in the parking lot in front of the Groton Dunstable Middle School South. There is a ramp providing access from the parking lot to the front door of the Middle School.

Wheelchair Accessible & Companion Seating – Wheelchair spaces, seating for people with mobility issues and companion seats are available in the center aisle on both sides of the auditorium.

Sign Language – A Sign Language Interpreter will be provided for the hearing impaired, upon request, at least one week prior to the meeting.

Speaking at Town Meeting – There will be volunteers available to bring hand-held microphones to voters who have mobility issues or cannot stand in line and wait at the microphones.

Restrooms – Accessible restrooms are available near the entrance to the auditorium.

Transportation to Town Meeting - The Council on Aging van will be available to Groton residents attending Town Meetings at no charge. All riders will be at the meeting prior to the start. However, the van will depart the school at 10 PM regardless of the status of the meeting. The van is wheelchair accessible. Your reservation can be made by calling the Senior Center at 978-448-1170. Seats will be filled on a first come, first serve basis.

Questions or concerns - If you or a member of your household has questions or would like to request a sign language interpreter, please contact ADA Coordinator

Michelle Collette at Town Hall at 978 448-1105 at least one week before the Town Meeting.

**FALL TOWN MEETING WARRANT AND MINUTES
OCTOBER 20, 2014**

Town Moderator:

Jason Kauppi

Deputy Moderator

Robert L. Gosselin, Sr.

Board of Selectmen:

Peter S. Cunningham
Joshua A. Degen, Chairman
Anna Eliot, Vice-Chair
Jack G. Petropoulos, Member
Stuart M. Schulman, Clerk

Finance Committee:

Mark Bacon
Gary Green, Chairman
Barry Pease
Robert Hargraves, Vice-Chair
David Manugian
Bud Robertson
Art Prest

Town Manager:

Mark W. Haddad
Dawn Dunbar, Executive Assistant

Town Clerk:

Michael F. Bouchard

Middlesex, ss.
Commonwealth of Massachusetts
To any Constable in the Town of Groton

Greetings:

In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn said inhabitants of the Town of Groton qualified to vote on Town affairs to assemble in the Groton-Dunstable Middle School Auditorium in said Town on Monday, the twentieth day of October, 2014 at Seven O'clock in the evening, to consider the following:

Proceedings:

The meeting was called to order at 7:02 PM on October 20, 2014 at the Groton-Dunstable Middle School Auditorium. Moderator Jason Kauppi presided.

There is no quorum requirement for this Annual Town Meeting. 122 voters were present. Later in the proceedings, at approximately 8:00 PM, 217 voters were present.

Peter Cunningham acknowledged the passing of Edna White. Edna was a long time Groton resident who had made a number of significant contributions to Groton. She had been a member of the Board of Selectmen, member of the Blue Ribbon Governance Committee, influential in the establishment of the Groton Housing Authority and had made many other contributions to the Town.

Mr. Cunningham also updated the Meeting of the Town's activities with respect to the Tennessee Gas Pipeline Project. The Town has a working group and is a member of the Northeast Municipal Gas Pipeline Coalition.

Fire Chief Steele McCurdy led the Meeting in the Pledge of Allegiance.

Mr. Kauppi introduced special guests - Fellows of MIT's Urban Studies and Planning program. These are highly accomplished international students who had chosen Groton Town Meeting to observe a local legislative process.

It was determined that the warrant was duly posted. The reading of the warrant was waived by unanimous vote.

ARTICLE 1: PRIOR YEAR BILLS

To see if the Town will vote to transfer from available funds a sum or sums of money for the payment of unpaid bills from prior fiscal years, or to take any other action relative thereto.

BOARD OF SELECTMEN

Board of Selectmen: ***Recommended Unanimously***

Finance Committee: ***Recommended Unanimously***

Summary: *Town Meeting approval is required to pay bills from a prior fiscal year. A list of unpaid bills will be provided at Town Meeting.*

Mover: Jack Petropoulos

MOTION: I move that the Town vote to transfer from the Excess and Deficiency Fund (Free Cash) the sum of \$229 for the payment of the following bills of a prior fiscal year:

Bain Pest Control -	\$ 49
Carrot-Top Industries -	\$ 95
Eastern Industrial Automation -	<u>\$ 85</u>
Total	\$229

Moved and Seconded

Quantum of Town Meeting Vote: 4/5's Majority

Vote on Article 1 Main Motion: Passed by Unanimous Vote

ARTICLE 2: AMEND THE FISCAL YEAR 2015 TOWN OPERATING BUDGET

To see if the Town will vote to amend the Fiscal Year 2015 Operating Budget as adopted under Article 5 of the April 28, 2014 Spring Town Meeting, and vote to raise and appropriate and/or transfer from available funds a sum or sums of money as may be necessary to defray the expenses of the Town for Fiscal Year 2015, or to take any other action relative thereto.

**FINANCE COMMITTEE
BOARD OF SELECTMEN
TOWN MANAGER**

Board of Selectmen: *See Town Manager's Report in Back of Warrant for Recommendations*
Finance Committee: *See Town Manager's Report in Back of Warrant for Recommendations*

Summary: *The Fiscal Year 2015 Town Operating Budget was approved at the 2014 Spring Town Meeting in April, 2014. Any changes to this Budget would have to be made prior to setting the tax rate. The purpose of this article is to make any necessary changes to balance the FY 2015 Operating Budget. Please see the Town Manager's Report contained in the back of this Warrant for an explanation outlining the proposed changes.*

Mover: Jack Petropoulos

MOTION: I move that the Town vote to amend the Fiscal Year 2015 Operating Budget, as adopted under Article 5 of the April 28, 2014 Spring Town Meeting, as follows, each line item to be considered as a separate appropriation for the purposes voted:

Motion 1: GENERAL GOVERNMENT: By increasing the General Government Appropriation from \$1,762,762 to \$1,782,384 so as to: increase Line Item 1051 – “Town Accountant Wages” by \$6,070, from \$33,065 to \$39,135; increase Line Item 1071 – “Treasurer/Tax Collector Wages” by \$3,654 from \$92,471 to \$96,125; and increase Line Item 1101 – “Information Technology Wages” by \$9,898 from \$34,640 to \$44,538; And to raise and appropriate the sum of \$19,622 to fund said increases.

Moved and Seconded

Discussion:

- Mr. Haddad reported that there are three positions requested to be upgraded
- Mr. Robertson reported that the Finance Committee recommended this article by unanimous vote
- In response to a question, it was stated that the Charter does not require this type of article to be confined to the Spring Town Meeting.
- Mr. Petropoulos stated he was reluctant to incur additional costs mid-year, as we don't know what next year's exposures will be, including the regional school district budget.

Quantum of Town Meeting Vote: Majority

Vote on Article 2 – Motion 1 General Government: Passed by Majority Vote

Motion 2: PROTECTION OF PERSONS & PROPERTY: By increasing the Protection of Persons and Property Appropriation from \$3,283,910 to \$3,341,010 so as to: increase Line Item 1312 – “Fire Department Expenses” by \$13,000 from \$115,059 to \$128,059; and increase Line Item 1370 – “Police & Fire Communications Wages” by \$44,100 from \$392,082 to \$436,182; And to raise and appropriate the sum of \$57,100 to fund said increases.

Moved and Seconded

Discussion:

- Mr. Petropoulos was opposed to adding a headcount mid-year and therefore was opposed to the Dispatcher funding in the motion. He did not feel it was justified based on his knowledge of call volumes.
- Mr. Giger related that police scanner monitoring would indicate that there is a need for an additional dispatcher, and supports the article.
- Mr. Cunningham informed that the Charter allows budget issues to be addressed at the Fall Town Meeting. He also stated that the regional school district has been holding “tri-board” meetings and that the needs and plans of the district are pretty well known. Public safety is also a priority. He supports the article.
- Police Chief Palma explained that new protocols will require, in effect, additional staffing due to more stringent call coverage. Soon, the department will also be accepting wireless 911 calls, increasing volume. An additional dispatcher will get coverage to 16 hours on most days.
- The annual cost of the dispatcher position is \$49,000, plus benefits.

MOTION to Divide the Question into two questions, each to read as follows:

Division 1: By increasing Line Item 1312 – “Fire Department Expenses” by \$13,000 from \$115,059 to \$128,059 and to raise and appropriate the sum of \$13,000 to fund said increase

Division 2: By increasing Line Item 1370 – “Police & Fire Communications Wages” by \$44,100 from \$392,082 to \$436,182; And to raise and appropriate the sum of \$44,100 to fund said increase.

Moved and Seconded

Quantum: Majority

Vote on Motion to Divide the Question of Article 2 – Motion 2: Defeated

Quantum of Town Meeting Vote: Majority

Vote on Article 2 – Motion 2 Protection of Persons and Property: Passed by Majority Vote

Motion 3: LIBRARY AND CITIZEN SERVICES: By amending the following line items in the Library and Citizen Services Appropriation so as to: decrease Line Item 1700 – “Groton Country Club Salary” by \$70,461 from \$133,150 to \$62,689; increase Line Item 1701 – “Groton Country Club Wages” by \$30,538 from \$154,200 to \$184,738; and increase Line Item 1702 – “Groton Country Club Expenses” by \$39,923 from \$257,650 to \$297,573.

Moved and Seconded

Discussion:

- Mr. Haddad stated that there is no impact to the budget from this motion. The General Manager of the Country Club has retired and has not been replaced. The Clerk’s responsibilities have been increased. He is the acting General Manager and is working with a consultant to develop a long term management plan.

Quantum of Town Meeting Vote: Majority
Vote on Article 2- Motion 3 Library and Citizen Services: Passed by Majority vote

ARTICLE 3: TRANSFER MONEY INTO THE CAPITAL STABILIZATION FUND

To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum or sums of money to be added to the sum already on deposit in the Capital Stabilization Fund, or to take any other action relative thereto.

BOARD OF SELECTMEN

Board of Selectmen: *Recommended Unanimously*
Finance Committee: *Recommended Unanimously*

Summary: *The Fund has a balance of \$167,891. The financial management goal is to achieve and maintain a balance in the Capital Stabilization Fund equal to 1.5% of the total annual budget. Any balance beyond the 1.5% level should be added to the Capital Stabilization Fund in conjunction with the Capital Plan to reduce overall borrowing and associated costs. The target amount for the Capital Stabilization Fund will be provided at Town Meeting.*

Mover: Jack Petropoulos

MOTION: I move that the Town vote to transfer the sum of \$365,000 from the Excess and Deficiency Fund (Free Cash) to be added to the sum already on deposit in the Capital Stabilization Fund.

Moved and Seconded
Quantum of Town Meeting Vote: 2/3's Majority
Vote on Article 3 Main Motion: Passed by Unanimous vote

ARTICLE 4: TRANSFER MONEY INTO THE STABILIZATION FUND

To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum or sums of money to be added to the sum already on deposit in the Stabilization Fund, or to take any other action relative thereto.

BOARD OF SELECTMEN

Board of Selectmen: *Recommended Unanimously*
Finance Committee: *Recommended Unanimously*

Summary: *The balance in this fund is \$1.46 million. The financial management goal is to achieve and maintain a balance in the Stabilization Fund equal to 5% of the total annual budget. The target amount for the Stabilization Fund will be provided at Town Meeting.*

Mover: Jack Petropoulos

MOTION: I move that the Town vote to transfer the sum of \$150,000 from the Excess and Deficiency Fund (Free Cash) to be added to the sum already on deposit in the Stabilization Fund.

Moved and Seconded

Quantum of Town Meeting Vote: 2/3's Majority

Vote on Article 4 Main Motion: Passed by Unanimous vote

ARTICLE 5: OFFSET THE TAX RATE

To see if the Town will vote to transfer a sum of money from the General Excess and Deficiency Fund (Free Cash) or from other available funds for the purpose of affecting the tax rate for the period beginning July 1, 2014, or to take any other action relative thereto.

BOARD OF SELECTMEN

Board of Selectmen: Recommended Unanimously

Finance Committee: Recommended Unanimously

Summary: *The intent of this article is to use a portion of Free Cash or General Stabilization Fund monies as a funding source for the FY 2015 Budget in order to lower the amount of money required to be raised from taxes or to balance a deficit budget. The amount of Free Cash and General Stabilization Fund monies available for appropriation will be provided at Town Meeting.*

Mover: Jack Petropoulos

MOTION: I move that the Town vote to transfer the sum of \$150,000 from the Excess and Deficiency Fund (Free Cash) for the purpose of affecting the tax rate for the period beginning July 1, 2014.

Moved and Seconded

Quantum of Town Meeting Vote: Majority

Vote on Article 5 Main Motion: Passed by Majority vote

ARTICLE 6: ACCEPT LOCAL OPTION MEALS TAX

To see if the Town will vote to accept the provisions of Massachusetts General Laws, Chapter 64L, §2, which would authorize the Town to impose a local sales tax on the sale of restaurant meals originating within the Town of Groton, or to take any other action relative thereto.

BOARD OF SELECTMEN

Board of Selectmen: Recommended Unanimously

Finance Committee: Recommended – 5 In Favor, 1 Against (Green)

Summary: *Acceptance of this State statute would allow the Town to impose an excise of 0.75% on the sales of restaurant meals originating within the Town of Groton. The Department of Revenue would collect the local meals excise at the time it collects the state tax on the sale. The local excise applies to all meals subject to the state sales tax. Under the statute, the Town cannot vary the rate or the meals subject to this excise. It is estimated that this excise will generate over \$100,000 annually for the Town of Groton.*

ACCEPT LOCAL OPTION MEALS TAX

Mover: Peter Cunningham

MOTION: I move that the Town vote to accept the provisions of Massachusetts General Laws, Chapter 64L, §2, which would authorize the Town to impose a local sales tax on the sale of restaurant meals originating within the Town of Groton.

Moved and Seconded

Quantum of Town Meeting Vote: Majority

Discussion:

- It is expected that the local meals tax would generate \$100,000 for the Town.
- The local meals tax is a local option to all cities and towns as voted by the Massachusetts Legislature in 2009.
- Some local businesses has voiced opposition to the tax citing a potential reduction in business as a result.
- This tax would be paid by restaurant patrons. The Town may generate revenue from non-Groton residents.

MOTION to MOVE the Question (Article 6 Main Motion)

Moved and Seconded

Quantum: 2/3 Majority vote

Vote on Motion to Move the Question: Passed by 2/3 Majority

VOTE on Article 6 Main Motion: Declared Passed by Majority vote. 7 voters contested the declaration.

Tellers were sworn (Michael Manugian, Tessa David, Connie Sartini, Diana Keaney, Paul Funch, Linda DeCiccio)

Teller count: 153 votes in the affirmative ; **57 opposed.**
Article 6 Main Motion passed.

ARTICLE 7: CENTRAL MASSACHUSETTS MOSQUITO CONTROL PROJECT

To see if the Town will vote to become a member of the Central Massachusetts Mosquito Control Project for a minimum of three (3) years, pursuant to Massachusetts General Laws Chapter 252, Section 5A, Chapter 583 of the Acts of 1973 and any other enabling authority, or take any other action relative thereto.

BOARD OF HEALTH

Board of Selectmen: *Not Recommended - 4 Against, 1 In Favor (Degen)*
Finance Committee: *Recommended – 4 In Favor, 2 Against (Robertson, Bacon)*

Summary: *The Central Massachusetts Mosquito Control Project (CMMCP) is a mosquito control project established by legislative act, Chapter 583 of the Acts of 1973. It operates under an assessment procedure and provides a year-round program of mosquito control in 39 cities and towns in both Middlesex and Worcester counties. Services offered include larval and adult mosquito surveillance, larval and adult mosquito control, public education, ditch cleaning and maintenance and research/control efficacy. The program is tailored to meet the specific needs of the member cities and towns, and residents can opt out of any part of the program. Spraying is done at residents' request. It is anticipated that the Town will be assessed an annual fee of \$73,000 on our Cherry Sheet for a minimum of three (3) years for a total of \$219,000.*

Mover: Jason Weber

MOTION: I move that the Town vote to become a member of the Central Massachusetts Mosquito Control Project for a minimum of three (3) years, pursuant to Massachusetts General Laws Chapter 252, Section 5A, Chapter 583 of the Acts of 1973 and any other enabling authority.

Moved and Seconded
Quantum of Town Meeting Vote: Majority

Discussion:

- Presentation by Mr. Weber describing the CMMCP and some of the reasons why the Town should consider joining the program.
- The program targets mosquitos. It does not address ticks.
- Homeowners need to complement the program by removing standing water and other mosquito environments.

MOTION to MOVE the Question
Moved and Seconded
Quantum: 2/3rd Majority
VOTE on Motion to Move the Question (Article 7 Main Motion):
Passed with 2/3rds Majority

Vote on Article 7 Main Motion: Defeated

ARTICLE 8: POLICE DEPARTMENT DATA CONVERSION

To see if the Town will vote to raise and appropriate, transfer from available funds and/or borrow a sum or sums of money, to be expended by the Town Manager, to pay for the data conversion and migration of police records for the Groton Police Department, and for all costs associated and related thereto, or to take any other action relative thereto.

BOARD OF SELECTMEN

Board of Selectmen: *Recommended – 4 In Favor, 1 Against (Eliot)*

Finance Committee: *Recommended Unanimously*

Summary: *The Police Department currently maintains records extending back to the 1990s on three different servers. Searches for data must take place on three separate systems, lengthening the time searches take and increasing the chance that something is missed. Maintaining these servers is costly, and finding parts to replace failed components is becoming increasingly difficult. Last Spring, the oldest system suffered a hardware failure that resulted in the system being down for two months, with a cost to fix exceeding \$3,000. Many surrounding police departments simply gave up a decade or more of data when their similar-aged servers died or malfunctioned. This one-time expense will take data from two older systems and migrate it to the current system. It should take about three weeks to migrate the data, at which time the older systems can be removed from the network.*

Mover: Peter Cunningham

MOTION: I move that the Town vote to transfer the sum of \$41,000 from the Excess and Deficiency Fund (Free Cash), to be expended by the Town Manager, to pay for the data conversion and migration of police records for the Groton Police Department, and for all costs associated and related thereto.

Moved and Seconded
Quantum of Town Meeting Vote: Majority

Discussion:

- Chief Palma: In the last 23 years, the police department has changed computer systems twice. Access to data from all three systems is needed on a regular basis. The grandfather generation hardware is end-of-life from a repair and maintenance perspective. This article is to pay for converting data from the three systems ito be used on the latest system.

Vote on Article 8 Main Motion: Passed by Majority vote

ARTICLE 9: PUBLIC SAFETY BUILDING IMPROVEMENTS – RENAME BUILDING

To see if the Town will vote to raise and appropriate, transfer from available funds and/or borrow a sum or sums of money, to be expended by the Town Manager, to make improvements and necessary repairs to the current Public Safety Building on Pleasant Street, including all costs associated and related thereto, and to rename said building from the Public Safety Building to the Groton Police Department, or to take any other action relative thereto.

BOARD OF SELECTMEN

Board of Selectmen: *Recommended Unanimously*
Finance Committee: *Recommended Unanimously*

Summary: *Now that the Fire Department has moved out of the Public Safety Building into their new headquarters on Farmers Row, the Police Department will be taking over the entire building. In order to convert the space formerly used by the Fire Department into usable space*

for the Police Department, various improvements and repairs are required. The purpose of this article is to provide the necessary funding to accomplish this task. Additionally, since the building will be occupied only by the Police Department, it should be renamed "Groton Police Department".

Mover: Peter Cunningham

MOTION: I move that the Town vote to transfer the sum of \$60,000 from the Excess and Deficiency Fund (Free Cash), to be expended by the Town Manager, to make improvements and necessary repairs to the current Public Safety Building on Pleasant Street, including all costs associated and related thereto, and to rename said building from the Public Safety Building to the Groton Police Department.

Moved and Seconded

Quantum of Town Meeting Vote: Majority

Discussion:

- Chief Palma: This funding will be used to renovate space formerly used by the Fire Department for police purposes, to enhance IT connectivity, create a secure 911 room, and other repairs to the building.

VOTE on Article 9 Main Motion: Passed by Unanimous vote

ARTICLE 10: SALE OR LEASE OF PRESCOTT SCHOOL

To see if the Town will vote to authorize the Board of Selectmen to sell and/or lease, for a period not to exceed 99 years, the building known as Prescott School, which comprises approximately 27,330 square feet, and all or a portion of the 2.81 acre site on which it is located at 145 Main Street, Groton, Massachusetts, to take all necessary action to comply with the General Laws of the Commonwealth for the disposal of said building, and to petition the General Court for any necessary special legislation, or to take any other action relative thereto.

BOARD OF SELECTMEN

Board of Selectmen: Recommended Unanimously

Finance Committee: Recommended – 0 In Favor, 5 Against, 2 Abstain

Summary: *The Board of Selectmen has issued two Requests for Proposals (RFP) to sell the Prescott School. The last RFP generated one proposal to convert the building to a business use and was presented to the 2014 Spring Town Meeting for approval. While the article received majority approval, it did not receive the necessary 2/3's vote required to dispose of municipal property. The Selectmen hired a realtor to help market the property and reissued the RFP. While the previous proposer has notified the Board of Selectmen that he is willing to keep his proposal before the Town for consideration, the Selectmen agreed to review and consider any other proposal received. The Board of Selectmen will present the former or a new proposal to the Fall Town Meeting for consideration.*

Mover: Anna Eliot

MOTION: I move that the Town vote to transfer to the Board of Selectmen, for the purpose of sale and/or lease, the custody and control of the building known as Prescott School, which comprises approximately 27,330 square feet, and all or a portion of the 2.81 acre site on which it is located at 145 Main Street, Groton, Massachusetts, and to authorize the Board of Selectmen to sell and/or lease such property for a period not to exceed 99 years, for a sum of not less than \$35,000, and to take all necessary action to comply with the General Laws of the Commonwealth for the disposal of said property, and to petition the General Court for any necessary special legislation.

Moved and Seconded

Quantum of Town Meeting Vote: 2/3's Majority

MOTION to Amend Article 10 Main Motion

(Editor's Note: To address a conflict in the presented motion and the motion as shown on the projector to the Meeting, the following amendment was offered.)

(Anna Eliot) I move to amend the main motion by replacing the phrase "and all or a portion of the 2.81 acre site on which it is located" with the phrase "and all of the approximately 3.62 acre site on which it is located".

Moved and Seconded

Quantum: Majority

Vote on Motion to Amend: Passed by Majority vote

Discussion:

- The Meeting held a vigorous debate which lasted 1 hour 45 minutes. The editor summarized the main points of the arguments"
 - Those favoring the sale or lease argued that the building has been dormant, except for the housing of the Regional School Superintendent's office, for quite some time. The proposal by Mr. Yanchenko would improve the building, would occupy the building, would create jobs to renovate the building, and create business lease space in the center of town. In addition, Mr. Yanchenko would construct a 60 car municipal parking lot and make the building available to community activities.
 - Those opposed to the sale or lease favor that the Town retain control of the building and develop it for use as a community center, similar to what other communities have done. This side felt this was the best use of the building to benefit the community. This side also argued that if the building is sold, then the Town would lose control over it's options.

MOTION to MOVE the Question:

Moved and Seconded

Quantum: 2/3 Majority

Vote on the Motion to Move the Question: Passed by 2/3 Majority

Vote on Article 10 Main Motion, As Amended: 126 in favor; 65 Against
The Motion was defeated for lack of a 2/3rds Majority

Motion to Adjourn to October 27, 2014 at 7:00 PM at the Performing Arts Center
Quantum: Majority

Vote on Motion to Adjourn: Unanimous

The meeting was adjourned at 10:49 PM to continue on October 27 at 7:00 PM.

The first Adjourned Session of the 2014 Fall Town Meeting was called to order at 7:02 PM on October 27. The Session was held at the Groton-Dunstable Middle School Auditorium. There is no quorum requirement. 171 attendees were present at 7:10. The audience grew to 202 later in the proceedings.

Mr. Hewitt offered a Tennessee Gas Pipeline update report to the Meeting.

Mr. Degen read a proclamation honoring Dorothy Davis who had served 32 years on the Cable Advisory Committee.

Mr. Roy asked about “reconsideration” of an article. It was confirmed that the Town has a bylaw requiring a 2/3 majority vote to pass a motion for reconsideration. However, Groton has not bylaw requiring that a motion for reconsideration come from the prevailing side. The Moderator’s guide, Town Meeting Time, also does not specify this requirement. Mr. Kauppi explained that Groton’s tradition is to require a member of the prevailing side to offer such a motion, and that state law gives the moderator the power to enforce this.

ARTICLE 11: TAX INCREMENT FINANCING PLAN FOR PRESCOTT SCHOOL SITE

To see if the Town will vote to authorize the Board of Selectmen to prepare and submit to the Massachusetts Economic Assistance Coordinating Council a certified project application for designation of the property known as the Prescott School located at 145 Main Street, Groton, Massachusetts, and shown on Assessors’ Map 113, Parcel 43, as an Economic Opportunity Area, pursuant to the provisions of Chapter 23A of the General Laws; and further, to authorize the Board of Selectmen to enter into a tax increment financing plan with Prescott Place, LLC pursuant to the provisions of Chapter 40, Section 59 of the General Laws, in connection with the development of said property; and to authorize the Board of Selectmen to take such actions as are necessary to obtain approval of the certified project application and to implement the tax increment financing plan, or to take any other action relative thereto.

BOARD OF SELECTMEN

Board of Selectmen: *Recommended Unanimously*

Finance Committee: *Recommended – 5 In Favor, 1 Against (Green)*

Summary: *A part of the previous proposal received for the sale of the Prescott School was a request from the Proposer “Prescott Place, LLC”, to enter into a Tax Increment Financing Plan to help finance the proposed renovations to the Prescott School. This is similar to what was done with Capstone Properties when they renovated Rivercourt Residences. The Board of Selectmen is placing this article on the Warrant as a placeholder in the event it decides to move forward with the Proposal received from Prescott Place, LLC for the sale of the Prescott School.*

A more detailed explanation will be presented to Town Meeting should the Selectmen decide to move forward with this sale.

Mover: Anna Eliot

MOTION: I move that the Town vote to authorize the Board of Selectmen to prepare and submit to the Massachusetts Economic Assistance Coordinating Council a certified project application for designation of the property known as the Prescott School located at 145 Main Street, Groton, Massachusetts, and shown on Assessors' Map 113, Parcel 43, as an Economic Opportunity Area, pursuant to the provision of Chapter 23A of the General Laws; and further, to authorize the Board of Selectmen to enter into a tax increment financing plan with Prescott Place, LLC pursuant to the provisions of Chapter 40, Section 59 of the General Laws, in connection with the development of said property; and to authorize the Board of Selectmen to take such actions as are necessary to obtain approval of the certified project application and to implement the tax increment financing plan.

Moved and Seconded

Quantum of Town Meeting Vote: Majority

MOTION: I move that Article 11 be indefinitely postponed.

Moved and Seconded

Quantum of Town Meeting Vote: Majority

Vote on Motion to Indefinitely Postpone Article 11: Passed by Majority vote

ARTICLE 12: AMEND ZONING BYLAW – TOWN CENTER OVERLAY DISTRICT

To see if the Town will vote to amend the Code of the Town of Groton, Chapter 218, Zoning, as follows:

In Article V, Special Regulations, by deleting the second sentence of Section 218-30.2.A, describing the boundaries of the existing Town Center Overlay District and replace it with the following:

The boundaries of the TCOD are delineated on a map entitled "Town Center Overlay District, Town of Groton, Massachusetts" dated August 22, 2014, a copy of said map being on file in the Office of the Town Clerk.

or to take any other action relative thereto.

**BOARD OF SELECTMEN
PLANNING BOARD**

Board of Selectmen: Recommended Unanimously

Finance Committee: No Position

Planning Board: Recommended Unanimously

Summary: *The Board of Selectmen, working in conjunction with the Planning Board, would like to amend the boundary of the Town Center Overlay District to include the Prescott School. Currently, the Prescott School is zoned only for Public Use. As stated previously in this Warrant, the Board of Selectmen is in the process of marketing the Prescott School with the intent of selling the facility. Any intended use of the property would require it to be rezoned. It is the feeling of the Board of Selectmen and Planning Board that adding the property to the overlay district would be the best course of action.*

Mover: Anna Eliot

MOTION: I move that the Town vote to amend the Code of the Town of Groton, Chapter 218, Zoning, as follows:

In Article V, Special Regulations, by deleting the second sentence of Section 218-30.2.A, describing the boundaries of the existing Town Center Overlay District and replace it with the following:

The boundaries of the TCOD are delineated on a map entitled "Town Center Overlay District, Town of Groton, Massachusetts" dated August 22, 2014, a copy of said map being on file in the Office of the Town Clerk.

Moved and Seconded

Quantum of Town Meeting Vote: 2/3's Majority

MOTION: I move that Article 12 be indefinitely postponed.

Moved and Seconded

Quantum of Town Meeting Vote: Majority

Discussion:

- Mr. Degen argued that the motion should not be postponed, and that the original motion should be passed. A Public zoning classification would give the Town more flexibility in finding another use for the building as it would allow for more uses.
- Ms. Erickson argued to not rezone the building to Public Use to prevent business use of the building.

Vote on Motion to Indefinitely Postpone Article 12: Defeated in a voice vote. Seven voters contested the ruling.

Tellers were sworn (Michael Manugian, Deidre Slavin-Mitchell, David Pitkin, Connie Sartini, Paul Funch, Linda DeCiccio)

Counted Vote on Motion to Indefinitely Postpone Article 12: 62 For, 130 Against
Motion to Indefinitely Postpone was defeated.

Vote on Main Motion Article 12: Passed by 2/3 Majority

ARTICLE 13: ENGINEERING FUNDING FOR LOST LAKE WATERSHED

To see if the Town will vote to raise and appropriate, transfer from available funds, and/or borrow a sum or sums of money, to be expended by the Town Manager, upon approval of the Board of Selectmen, for the purpose of retaining the necessary experts/expertise to assist the Lost Lake Watershed Advisory Committee in quantitatively determining the level and source of nutrients and phosphates impacting Lost Lake/Knops Pond and all costs associated and related thereto, including the provision of proposed solutions, or to take any other action relative thereto.

**BOARD OF SELECTMEN
LOST LAKE WATERSHED COMMITTEE**

Board of Selectmen: *Recommended – 3 In Favor, 2 Opposed (Petropoulos, Eliot)*
Finance Committee: *Recommended Unanimously*

Summary: *The Board of Selectmen recently expanded the Lost Lake Sewer Advisory Committee to a seven (7) member Committee and renamed it the Lost Lake Watershed Advisory Committee. The LLSAC had completed its work and determined that there is still the need for further study of the entire Watershed and that based on the information before them, the installation of a Sewer System may not be the only solution to nutrient loading in Lost Lake. In expanding and renaming this Committee, the Selectmen charged it with the responsibility of reviewing and studying all point and non-point source discharges in the entire Lost Lake Watershed that may impact Lost Lake and Knops Pond. The purpose of this article is to provide funding to the Committee to hire the necessary expertise to help it fulfill this charge.*

Mover: Joshua Degen

MOTION: I move that the Town vote to transfer the sum of \$15,000 from the Excess and Deficiency Fund (Free Cash), to be expended by the Town Manager, upon approval of the Board of Selectmen, for the purpose of retaining the necessary experts/expertise to assist the Lost Lake Watershed Advisory Committee in quantitatively determining the level and source of nutrients and phosphates impacting Lost Lake/Knops Pond and all costs associated and related thereto, including the provision of proposed solutions.

Moved and Seconded
Quantum of Town Meeting Vote: Majority

Discussion

- Sustainability Commission voted unanimously to support Article 13.
- Mr. Degen: This article is a follow up to the article on the Lost Lake Sewer System from last year. People who participated in that discussion wanted more information and did not approve last year's article.
- Mr. A. Prest gave a brief presentation. He stated the \$15,000 requested in this article would be used to retain an expert to help determine the source and nature of the problems at the lakes.
- Mr. Petropoulos stated his reason for being a dissenting vote on the Board of Selectmen's position was that there is no plan in place.
- Mr. Degen agreed that there are no proposals at this time, but that the money is being requested in anticipation of proposals. The \$15,000 requested here can be added to a \$17,000 balance. He reminded the Meeting that the Lost Lake Watershed Advisory

Committee, the Town Manager and the Board of Selectmen all needed to vote on any expenditure.

- Mr. V. Prest opined that it is better to have the money available to act upon a proposal.
- Ms. Perkins asked what was being addressed that hasn't already been addressed. In response, it was offered that when the sewer was voted down it was due to lack of data. The proposed study will provide the data.
- Mr. Degen stated that the data collected is from within the Lakes area, and that this study would focus on other watershed area.

MOTION to Move the Question

Moved and Seconded

Quantum: 2/3 Majority

Vote on Motion to Move the Question: Passed by 2/3 Majority

Vote on Article 13 Main Motion: Passed by Majority vote

ARTICLE 14: CONSERVATION COMMISSION – ACQUIRE PARCEL

To see if the Town will vote to authorize the Conservation Commission to acquire, on behalf of the Town, a certain parcel of land located off Graniteville Road shown as Parcel 71 on Groton Assessors' Map 251 and containing approximately 81.5 acres, said land to be managed and controlled by the Conservation Commission for conservation and passive outdoor recreation purposes pursuant to Section 8C of Chapter 40 of the General Laws; to transfer or appropriate from the Conservation Fund a sum of money therefor, in advance of a Massachusetts Local Acquisition for Natural Diversity (LAND) Program (formerly Self-Help) grant with said proceeds to be returned to the Conservation Fund; to authorize the Conservation Commission to apply for a Massachusetts LAND Program grant for such acquisition pursuant to Section 11 of Chapter 132A of the General Laws and to act as the official representative for such application; to authorize the Board of Selectmen to petition the General Court for any special legislation necessary for such acquisition; and to authorize the Conservation Commission and Board of Selectmen to execute all documents and take all actions necessary in connection with such acquisition; or to take any other action relative thereto.

CONSERVATION COMMISSION

Board of Selectmen: Recommendation Deferred Until Town Meeting

Finance Committee: Recommendation Deferred Until Town Meeting

Conservation Commission: Recommendation Deferred Until Town Meeting

Sustainability Commission: Recommended Unanimously

Summary: *Applying for a state grant will enable the Town to leverage funds already set aside in the Conservation Fund for the acquisition of conservation land through a fee simple purchase. The LAND grant request is for the Town of Groton's fee simple acquisition of 81.5± acres of land off Graniteville Road. This land has been designated by the Natural Heritage and Endangered Species Program as BioMap II Core Habitat for Species of Conservation Concern, as well as Estimated Habitat for Rare Wildlife. The parcel connects to hundreds of acres of adjacent protected open space owned by the Town and under the control of the Conservation Commission. Across the town line in Westford is the Village View Conservation Restriction and the undeveloped land of Westford Sportsman's Club. In keeping with the Commission's policy and goals articulated*

in the 2012 Groton Open Space & Recreation Plan, the members believe the acquisition of this parcel is an opportunity to preserve and protect rare species habitat and extend a recreational trail network.

Mover: John Petropoulos

MOTION A: I move that the Town vote to authorize the Conservation Commission to acquire, on behalf of the Town, a certain parcel of land located off Graniteville Road shown as Parcel 71 on Groton Assessors' Map 251 and containing approximately 81.5 acres.

MOTION B: I move that Article 14 be indefinitely postponed.

Moved and Seconded

Quantum of Town Meeting Vote: Majority

Vote on Article 14 Motion to Indefinitely Postpone: Passed by Majority vote

ARTICLE 15: COMMUNITY PRESERVATION FUNDING RECOMMENDATIONS

To see if the Town will vote to adopt and approve the recommendations of the Community Preservation Committee for Fiscal Year 2015, and vote to implement such recommendations by appropriating a sum or sums of money from the Community Preservation Fund established pursuant to Chapter 44B of the General Laws, or to take any other action relative thereto.

COMMUNITY PRESERVATION COMMITTEE

CPC Proposal A:	Sargisson Beach Restoration	\$75,000
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Summary: *The 2014 Spring Town Meeting appropriated \$109,590 to address erosion issues at Sargisson Beach. The project will address and repair the severely undercut and eroding lake banks so as to create improved fishing access to the deepest part of the Lake as well as repair the existing stone wall and provide storm water runoff management to prevent further beach sand erosion. The original project request was \$170,500, but due to available funds it was broken into two phases with Phase I approved at the 2014 Spring Town Meeting. Additional Community Preservation Act funding became available this summer and the Sargisson Beach Committee approached the Community Preservation Committee with an out of cycle application to seek the entire project funding. The Town put the project out to bid in August and broke it out into two phases, with Phase II being contingent upon funding at the Fall Town Meeting. Completing the project all at once will provide the Town with a cost savings. The purpose of this article is to seek the Phase II Funding.*

Board of Selectmen: Recommended Unanimously

Finance Committee: Recommended Unanimously

Community Preservation Committee: Recommended – 3 In Favor, 1 Against, 1 Abstain

Mover: Robert DeGroot

I move that the Town vote, pursuant to Massachusetts General Laws, Chapter 44B, Section 5, to appropriate the sum of \$75,000 from the Community Preservation Fund Unallocated Reserve to fund Community Preservation Application 2015-06 "Sargisson Beach Restoration and Erosion Control".

Moved and Seconded

Quantum of Town Meeting Vote: Majority

Discussion:

- Mr. DeGroot explained that the Sargisson Bach Restoration Project was awarded \$109,000 in CPC funds in the Spring 2014 Town Meeting for partial restoration. There are economies of approximately \$15,000 to \$20,000 in completing the job as one project. Since the Park Commission withdrew a project, there is CPC money available to fund the remainder of the Sargisson Bach project.

Vote on Article 15 Main Motion: Passed by Unanimous vote

ARTICLE 16: EXTEND GROTON CENTER SEWER SYSTEM

To see if the Town will vote to extend the "Groton Center Sewer System" as established by the vote of the Special Town Meeting of February 6, 1989, under Article 7, and as shown most recently on the plan approved under Article 12 of the 2012 Fall Town Meeting held on October 29, 2012, to include Assessors' Lot 115-16, as shown on the plan by Ducharme and Dillis, dated August 31, 2014 on file in the Town Clerk's Office, provided that all costs of designing, laying and construction of the connection to the sewer system, costs for additional capacity and General Benefits Facility Charges are paid by the owner of the property benefitted thereby, or to take any other action relative thereto.

BOARD OF SEWER COMMISSIONERS

Board of Selectmen: Recommended Unanimously

Finance Committee: No Position

Sewer Commission: Recommended Unanimously

Sustainability Commission: Recommended Unanimously

Summary: *This article seeks approval to extend the Groton Center Sewer System to include Assessors' Lot 115-16.*

Mover: Thomas Orcutt

MOTION: I move that the Town vote to extend the "Groton Center Sewer System" as established by the vote of the Special Town Meeting of February 6, 1989, under Article 7, and as shown most recently on the plan approved under Article 12 of the 2012 Fall Town Meeting held on October 29, 2012, to include Assessors' Lot 115-16, as shown on the plan by Ducharme and Dillis, dated August 31, 2014 on file in the Town Clerk's Office, provided that all costs of designing, laying and construction of the connection to the sewer system, costs for additional capacity and General Benefits Facility Charges are paid by the owner of the property benefitted thereby.

Moved and Seconded

Quantum of Town Meeting Vote: Majority

Discussion:

- This article extends the sewer for Lawrence Academy onto 18 private acres next to Lovers Lane.
- There are no betterments as this is on private property.

Vote on Article 16 Main Motion: Passed by Unanimous vote

ARTICLE 17: AMEND CHAPTER 128 "DOGS" OF THE GROTON CODE

To see if the Town will vote to amend Chapter 128, "Dogs", of the Code of the Town of Groton by deleting the words "Dog Officer" throughout Chapter 128 and inserting in its place the words "Animal Control Officer", or to take any other action relative thereto.

BOARD OF SELECTMEN

Board of Selectmen: Recommended Unanimously

Finance Committee: No Position

Summary: *Recently, the Commonwealth of Massachusetts changed the position of Dog Officer to that of Animal Control Officer and placed new requirements on the position. The Animal Control Officer now deals with more than just dogs and is required to obtain special training and certifications to serve in this role. The Town of Groton has trained two employees as Animal Control Officers and is in full compliance with State Law. The purpose of this article is to amend our Dog Bylaw to adhere to this change in State Law.*

Mover: Peter Cunningham

MOTION: I move that the Town vote to amend Chapter 128, "Dogs", of the Code of the Town of Groton by deleting the words "Dog Officer" throughout Chapter 128 and inserting in its place the words "Animal Control Officer".

Moved and Seconded

Quantum of Town Meeting Vote: Majority

Vote on Article 17 Main Motion: Passed by Unanimous vote

ARTICLE 18: LEASE OF LANDFILL SITE FOR SOLAR ARRAY PROJECT

To see if the Town will vote to transfer from the Board of Selectmen the care, custody, and control of all or a portion of the land located at 600 Cow Pond Brook Road, consisting of 43 acres, more or less, shown on Groton Assessors' Map as parcel 248-41, and known as the landfill site, to the Board of Selectmen for the purpose of lease to a solar energy electricity production entity in connection with a Groton Electric Light Department project for the installation of a solar photovoltaic array on said property; and to authorize the Board of Selectmen to take all action and

execute all documents necessary in connection therewith, or to take any other action relative thereto.

**BOARD OF SELECTMEN
ELECTRIC LIGHT COMMISSION**

Board of Selectmen: *Recommended Unanimously*
Finance Committee: *Recommended Unanimously*
Sustainability Commission: *Recommended Unanimously*

Summary: *This article seeks approval of Town Meeting to allow the Board of Selectmen to enter into a long term lease with a solar energy production entity. The Electric Light Commission has been working on creating a Solar Photovoltaic Array on Town property and is ready to proceed with a project on the former landfill site on Cow Pond Brook Road. A full explanation of the project and the company to which the lease will be awarded will be provided at the Fall Town Meeting.*

Mover: Peter Cunningham

MOTION: I move that the Town vote to transfer from the Board of Selectmen the care, custody, and control of the land located at 600 Cow Pond Brook Road, consisting of 43 acres, more or less, shown on Groton Assessors' Map as parcel 248-41, and known as the landfill site, to the Board of Selectmen for the purpose of lease to a solar energy electricity production entity in connection with a Groton Electric Light Department project for the installation of a solar photovoltaic array on said property; and to authorize the Board of Selectmen to take all action and execute all documents necessary in connection therewith.

Moved and Seconded
Quantum of Town Meeting Vote: Majority

Discussion:

- The land will be leased to a company which will own and operate the solar array, and sell electricity back to Groton electric.
- This is a good use for the land upon which little else could be done.

Vote on Article 18 Main Motion: Passed by Unanimous vote

ARTICLE 19: AMEND CHAPTER 218 – ZONING BYLAW

To see if the Town will vote to amend the Code of the Town of Groton, Chapter 218 Zoning as follows:

1. In Section 218-4, Definitions, by deleting Section 218-4 in its entirety and by inserting in its place a new Section 218-4, Definitions, a copy of which is on file in the office of the Town Clerk; and further,
2. In Section 218-8, Classes of Districts, by deleting Section 218-8 in its entirety and inserting in its place a new Section 218-8, Classes of Districts, a copy of which is on file in the office of the Town Clerk; and further,

3. In Section 218-9, Location of Districts, by striking out Section 218-9, which reads as follows: "Said districts are located and bounded as shown on a map entitled "Town of Groton, Massachusetts — Zoning Map," dated March 10, 2003, revised February 12, 2008, revised March 1, 2011, further revised January 18, 2013, and revised and amended to date, on file in the office of the Town Clerk. Said map, with the boundaries of the districts and all explanatory matter thereon, is hereby made a part of this chapter." And inserting in its place:

§218-9 Location of districts. Said districts are located and bounded as shown on a map entitled "Town of Groton, Massachusetts — Zoning Map," dated August 22, 2014, on file in the office of the Town Clerk. Said map, with the boundaries of the districts and all explanatory matter thereon, is hereby made a part of this chapter. And further,

4. In Section 218-12, Intention of Districts, by deleting Section 218-12 in its entirety and inserting in its place a new Section 218-12, Intention of Districts, a copy of which is on file in the office of the Town Clerk; and further,

5. In Section 218-13, Schedule of Use Regulations, by deleting Section 218-13 in its entirety and inserting in its place a new Section 218-13, Schedule of Use Regulations, a copy of which is on file in the office of the Town Clerk; and further,

6. In Section 218-14, Special Use Considerations in Conservancy Districts, by deleting Section 218-14 in its entirety; and further,

7. In Section 218-20, Schedule of Intensity Regulations, by deleting Section 218-20 in its entirety and inserting in its place a new Section 218-20, Schedule of Intensity Regulations, a copy of which is on file in the office of the Town Clerk.

or to take any other action relative thereto.

PLANNING BOARD

Board of Selectmen: *Recommended Unanimously*

Finance Committee: *No Position*

Planning Board: *Recommended Unanimously*

Summary: *The 2012 Spring Town Meeting voted to ratify Phase I of the Comprehensive Master Plan. The proposed zoning amendments are part of the implementation plan for Economic Development. The changes include converting the existing Business (B-1) District to three new districts: Village Center District, Neighborhood District, and General Business District. The existing Manufacturing District (M-1) will be changed to Industrial District (I). The Use Regulations and Intensity Regulations will be revised to accommodate the size, scale, and locations of each district. Additionally, Conservation and Open Space Agricultural Districts will be eliminated because they are outdated. The proposed Zoning Map and complete text of the proposed amendments are available in the Office of the Town Clerk and can be viewed on the Town's web site: www.townofgroton.org as well as Appendix A in this Warrant.*

Mover: George Barringer

MOTION: I move that the Town vote to amend the Code of the Town of Groton, Chapter 218 Zoning, Sections 218-4, 218-8, 218-9, 218-12, 218-13, 218-14 and 218-20, as set forth in Article 19 of the Warrant for the October 20, 2014 Fall Town Meeting.

Moved and Seconded
Quantum of Town Meeting Vote: 2/3's Majority

Discussion:

- The article proposes to refine a single business zone into three adaptive business zones.
- The B-1 District would be abandoned and replaced by Village Center Business (VCB), Neighborhood Business (NB) and General Business (GB) districts.
- The Conservancy and Open Space – Agriculture districts will be abandoned as they are obsolete.
- Via this process, no non-business land will be zoned as business.
- Examples of districts:
 - NB Rivercourt
 - VCB West Groton, Groton center
 - GB Deluxe, Shaws
- A total of 18 B-1 lots will be re-categorized into these new business zones.
- The Schedule of Use regulations will be modified to reflect the new business zones.

MOTION to Move the Question

Moved and Seconded

Quantum: 2/3 Majority

Vote on Motion to Move the Question: Passed by 2/3 Majority

VOTE on Article 19 Main Motion: Passed by 2/3 Majority. Seven voters did not contest the ruling.

ARTICLE 20: AMEND CHAPTER 218 – ZONING BYLAW

To see if the Town will vote to amend the Code of the Town of Groton, Chapter 218 Zoning as follows:

1. In Section 218-10, Boundaries of Districts, Item E, by replacing the word “manufacturing” with the word “industrial”; and further,

2. In Section 218-18, Special Use Considerations in R-B, B-1 and M-1 Districts by replacing the phrase “R-B, B-1 and M-1 Districts” with the phrase “R-B, VCB, NB, GB, and I Districts” in the title; in subsection B by changing the caption from “Rezoning to B-1 or M-1” to “Rezoning to VCB, NB, GB or I,” and replacing the phrases “Business B-1 or Manufacturing M-1 District” and “B-1 or M-1 District” with the phrase “Business or Industrial District,” in subsection C(2) by replacing the phrase “at a location zoned B-1 or M-1 prior to January 1, 1990” with the

phrase “at a location zoned Business or Industrial (or Manufacturing)” prior to January 1, 1990”; and by replacing the word “manufacturing” with the word “industrial” in subsections C(1) and D(1); and further,

3. In Section 218-23, Off-street Parking and Loading, subsection C (1) by replacing the phrase “B-1, R-B or M-1 Districts” in the first sentence with the phrase “R-B, VCB, NB, GB, or I Districts in the first sentence; and by replacing the phrase “B-1 District” in the second sentence with the words “VCB District” so that the subsection reads as follows:

Location. Required parking shall be on the same premises as the activity it serves in the R-B, VCB, NB, GB, or I Districts. Each parcel in the VCB District shall be credited with five on-street parking spaces if the parcel is located on Main Street (Route 119) between Lowell Road (Route 40) and Pleasant Street. Such on-street parking spaces shall not qualify as meeting parking requirements for the purposes of § 218-25A, Applicability. Parking lots located within the Groton Center area may be shared with the written consent of the landowner and the approval of the Planning Board, provided that such use will not have an adverse effect on the Town; and further,

4. In Section 218-24, Appearance, subsection B, Promotion of Harmonious Development, by replacing the phrase “R-B Residential-Business District, a B Business District, or an M Manufacturing District” with the phrase “R-B, VCB, NB, GB, or an I District.”; and further,

5. In Section 218-30.2, Town Center Overlay District, by replacing the phrase “Business (B-1),” with the words “Village Center Business,” in Subsection A, Definition, and by replacing “B-1” with “VCB” in Subsection C, Applicability and Permitted Use”.

or to take any other action relative thereto.

PLANNING BOARD

Board of Selectmen: *Recommended Unanimously*

Finance Committee: *No Position*

Planning Board: *Recommended Unanimously*

Summary: *The proposed amendment changes the references for Business District (B-1) to Village Center Business (VCB), Neighborhood Business (N-B), and General Business (G-B) and the references for Manufacturing District (M-1) to Industrial District (I) wherever they appear in the Zoning Bylaw.*

Mover: George Barringer

MOTION: I move that the Town vote to amend the Code of the Town of Groton, Chapter 218 Zoning, Sections 218-10, 218-18, 218-23, 218-24 and 218-30.2, as set forth in Article 20 of the Warrant for the October 20, 2014 Fall Town Meeting.

Moved and Seconded

Quantum of Town Meeting Vote: 2/3's Majority

Vote on Article 20 Main Motion: Passed by 2/3 Majority

ARTICLE 21: AMEND CHAPTER 218 – ZONING BYLAW

To see if the Town will vote to amend the Code of the Town of Groton, Chapter 218 Zoning as follows:

1. In Section 218-4, Definitions, by adding the following new definition:

ESSENTIAL PUBLIC SERVICES -- Services provided by public and private utilities, whether underground, surface, or overhead gas, electrical, or steam transmission systems and accessories thereto, such as towers, wires, sub-stations, switching stations, compression stations, and other constituent facilities, and structures, vaults, pipes, and water storage tanks.

2. In Section 218-13, Use Regulations, by deleting the following uses :

	R-A	R-B	B-1	M-1	C	O	P
Telephone, telegraph, power and gas transmission and radio-television broadcasting facilities	SP	SP	Y	Y	N	N	Y
Underground gas and utility transmission	Y	Y	Y	Y	SP	Y	y

and replacing them with the following use:

	R-A	R-B	VCB	NB	GB	I	O	P
Essential public services	PB	PB	PB	PB	PB	PB	PB	PB

or to take any other action relative thereto.

PLANNING BOARD

Board of Selectmen: *No Position*
Finance Committee: *No Position*
Planning Board: *Recommends 5 In Favor 2 Against*
Sewer Commission: *Not Recommended Unanimously*
Water Commission: *Not Recommended Unanimously*
Electric Light Commission: *Not Recommended Unanimously*

Summary: *The proposed amendment would require that a special permit application be submitted to the Planning Board for “Essential Public Services” (see definition) in all districts.*

Mover: Russell Burke

MOTION: I move that the Town vote to amend the Code of the Town of Groton, Chapter 218 Zoning, by adding to Section 218-4, Definitions, a new definition for the term “essential services,” and by revising Section 218-13, Use Regulations, all as shown in the handout distributed at Town Meeting.

Moved and Seconded
Quantum of Town Meeting Vote: 2/3’s Majority

Discussion:

- The Groton Commissions which opposed this article did so for similar reasons – this would add costs and slow down the process of local utilities when installing and perhaps repairing infrastructure.
- Mr. Burke rebutted these statements by stating the article would have no effect on “business as usual”, except perhaps that a new water tower, pump station or electric substation would likely need a special permit. It could be argued that these facilities should require a special permit.
- Mr. Jeffrey advocated for the article because this could affect the implementation of the Tennessee Gas Pipeline in Groton. State and Federal officials do consider local actions when making permitting decisions.

MOTION to Amend Article 21 Main Motion (Mr. Jeffery)

I move to amend the main motion by revising the proposed definition of “essential services” in Section 218-4 by striking the words “gas mains” in the second sentence and substituting the words “low pressure gas distribution mains,” and by adding the words “gas compressor stations,” after the words “electric transmission lines” in the first sentence.

Moved and Seconded
Quantum: Majority
Vote on Motion to Amend Article 21: 63 In Favor; 72 Against. Motion to Amend is Defeated

Vote on Article 21 Main Motion: Defeated

ARTICLE 22: ACCEPT ALTERATION OF LAYOUT OF WEST MAIN STREET

To see if the Town will vote to accept an alteration of the public way layout of West Main Street, being the portion lying adjacent to Assessors’ Parcels 218-6 and 218-6-1 as the same is shown on a plan entitled “Plan of Land in Groton, Massachusetts Prepared for Richard Kazanjian” dated May 6, 2014 and prepared by Ducharme and Dillis Civil Design Group, Inc. Engineers, a copy of which is on file in the office of the Town Clerk, in order to eliminate the portion of the right of way of West Main Street which is shown on the plan as Parcel A, or to take any other action relative thereto.

BOARD OF SELECTMEN

Board of Selectmen: Recommendation Deferred Until Town Meeting
Finance Committee: No Position

Summary: *Approval of this Article will eliminate the portion of the right of way of West Main Street lying in front of Assessors' Parcels 218-6 and 218-6-1 (Groton Nursery and Nashoba Paddler) which has been used as the parking lot serving those properties for over forty years.*

Mover: John Petropoulos

MOTION A: I move that the Town vote to accept an alteration of the public way layout of West Main Street, being the portion lying adjacent to Assessors' Parcels 218-6 and 218-6-1 as the same is shown on a plan entitled "Plan of Land in Groton, Massachusetts Prepared for Richard Kazanjian" dated May 6, 2014 and prepared by Ducharme and Dillis Civil Design Group, Inc. Engineers, a copy of which is on file in the office of the Town Clerk, in order to eliminate the portion of the right of way of West Main Street which is shown on the plan as Parcel A.

MOTION B: I move that Article 22 be indefinitely postponed.

Moved and Seconded

Quantum of Town Meeting Vote: Majority

Vote on Article 22 Motion to Indefinitely Postpone: Unanimous

ARTICLE 23: AUTHORIZE CONVEYANCE OF PARCEL ON WEST MAIN STREET

To see if the Town will vote to transfer from the Board of Selectmen the care, custody, and control of all or a portion of the land shown as Parcel A on a plan entitled "Plan of Land in Groton, Massachusetts Prepared for Richard Kazanjian" dated May 6, 2014 and prepared by Ducharme and Dillis Civil Design Group, Inc. Engineers to the Board of Selectmen for the purpose of sale and to authorize the Board of Selectmen to convey Parcel A or allocable portions thereof to the respective owners of Assessors' Parcels 218-6 and 218-6-1 for the sum of one (\$1.00) dollar or such other sum as may be determined by the Board of Selectmen, or to take any other action relative thereto.

BOARD OF SELECTMEN

Board of Selectmen: Recommendation Deferred Until Town Meeting

Finance Committee: No Position

Summary: *Approval of this Article will authorize the conveyance of Parcel A which is comprised of 15,912 square feet to the adjacent land owners who have utilized this land as the parking lot serving Groton Nursery and Nashoba Paddler. The current owners and their predecessors in title have improved this land and utilized it as a parking lot for over forty years.*

Mover: John Petropoulos

MOTION: I move that the Town vote to transfer from the Board of Selectmen the care, custody, and control of all or a portion of the land shown as Parcel A on a plan entitled "Plan of Land in Groton, Massachusetts Prepared for Richard Kazanjian" dated May 6, 2014 and prepared by Ducharme and Dillis Civil Design Group, Inc. Engineers to the Board of Selectmen for the purpose of sale and to authorize the Board of Selectmen to convey Parcel A or allocable

portions thereof to the respective owners of Assessors' Parcels 218-6 and 218-6-1 for the sum of one (\$1.00) dollar or such other sum as may be determined by the Board of Selectmen.

MOTION B: I move that Article 23 be indefinitely postponed.

Moved and Seconded

Quantum of Town Meeting Vote: Majority

Vote on Article 23 Motion to Indefinitely Pospone: Unanimous

ARTICLE 24: CITIZENS' PETITION – ELECTRONIC VOTING STUDY COMMITTEE

To see if the Town will vote to create the "Study Committee on Electronic Voting in Groton Town Meeting", said Committee to be appointed by the Town Moderator; the membership of the Committee shall be as follows: the Town Moderator, the Town Clerk, Town Counsel, Town Manager, Chair of the Groton Board of Selectmen or that Chair's designee, Chair of the Groton Finance Committee or that Chair's designee, Groton's Director of Information Technology or that Director's designee, and two (2) citizens at large; said Committee's Charge shall be to study the benefits, implementation procedures and issues, and potential problems associated with the use of electronic voting systems in an "Open" form of Town Meeting, and to make its recommendations, concerning electronic voting, to the Groton Town Meeting no later than its Annual Spring Town Meeting of 2015, which recommendations may include such proposed amendments to the Town of Groton Bylaws as said Committee deems appropriate, or to take any other action relative thereto.

CITIZENS' PETITION

<u>NAME</u>	<u>ADDRESS</u>	<u>NAME</u>	<u>ADDRESS</u>
Robert L. Gosselin	133 Smith Street	Alberta Erickson	464 Boston Road
Peter Myette	69 School House Road	Robert Hargraves	21 Temple Street
Jeffrey Wallens	952 Lowell Road	Gwenneth Wallens	952 Lowell Road
Michelle Collette	43 Windmill Hill	M. Constance Sartini	38 Mill Street
John Giger	152 Whiley Road	Scott Harker	341 Martins Pond Road

Board of Selectmen: Recommended Unanimously

Finance Committee: No Position

Summary: *The intent of this Article is to support, and advance, a key recommendation in the final Report of the Groton Town Meeting Review Study Committee, dated February 20, 2014, said recommendation being to investigate the use of electronic voting within the four (4) walls of Town Meeting.*

Mover: Robert Collins

MOTION: I move that the Town vote to create the "Study Committee on Electronic Voting in Groton Town Meeting", said Committee to be appointed by the Town Moderator; the membership of the Committee shall be as follows: the Town Moderator, the Town Clerk, Town Counsel, Town Manager, Chair of the Groton Board of Selectmen or that Chair's designee, Chair of the Groton Finance Committee or that Chair's designee, Groton's Director of Information Technology or that Director's designee, and two (2) citizens at large; said Committee's Charge shall be to study the benefits, implementation procedures and issues, and potential problems associated with the use of

electronic voting systems in an “Open” form of Town Meeting, and to make its recommendations, concerning electronic voting, to the Groton Town Meeting no later than its Annual Spring Town Meeting of 2015, which recommendations may include such proposed amendments to the Town of Groton Bylaws as said Committee deems appropriate.

Moved and Seconded
Quantum of Town Meeting Vote: Majority

Motion to amend (Mr. Green):

I move to amend Article 24 Main Motion by deleting the words “Town Counsel” and replacing “two (2) citizens at large” with “three (3) citizens at large.”

Moved and Seconded
Quantum: Majority
Vote on Motion to Amend: Passed by Majority vote

Vote on Article 24 Main Motion as amended: Passed by a Majority vote.

Motion to dissolve the meeting was Moved and Seconded, and passed by Unanimous vote. The Meeting was dissolved at 9:31 PM on October 27, 2014.

Hereof fail not and make return of your doings to the Town Clerk on or before time of said meeting.

Given under our hands this 29th Day of September in the year of our Lord Two Thousand Fourteen.

Joshua A. Degen
Joshua A. Degen, Chairman

Anna Eliot
Anna Eliot, Vice Chairman

Stuart M. Schulman
Stuart M. Schulman, Clerk

Peter S. Cunningham

Peter S. Cunningham, Member

John G. Petropoulos

John G. Petropoulos, Member

OFFICERS RETURN

Groton, Middlesex

Pursuant to the within Warrant, I have this day notified the Inhabitants to assemble at the time, place, and for the purpose mentioned as within directed. Personally posted by Constable.

Constable

Date Duly Posted

REPORT OF THE TOWN MANAGER TO THE 2014 FALL TOWN MEETING

The 2014 Fall Town Meeting Warrant contains several warrant articles that seek appropriations, some of which will affect the Tax Rate and some which will have no further impact on taxes. The purpose of this report is to provide the residents and taxpayers with a summary of these articles and what impact they will have on the Fiscal Year 2015 Tax Rate.

As you will recall, the 2014 Spring Town Meeting voted a budget of \$33,240,844 which was \$74,780 under the levy limit based on our best estimate of revenues at that time. Since that time, we have begun to get a better picture of our estimates. Most importantly, in July, the Commonwealth finalized its budget and provided the Town with its final State Aid Estimates. Further, the Assessors continue to work toward the finalization of the Town's new growth. They should have it certified by the end of October. At this time, I am pleased to say that both of these amounts have come in higher than anticipated last December when the Fiscal Year 2015 Operating Budget was first developed. The following chart provides the difference between what was originally estimated and what we are estimating at this time:

	<u>Original</u>	<u>Current</u>	<u>Difference</u>
State Aid	\$ 805,868	\$ 828,915	\$ 23,047
State Charges	\$ 110,776	\$ 106,992	\$ 3,784
Snow & Ice Deficit	\$ 200,000	\$ 221,729	\$(21,729)

Off-Set Receipts	\$ 20,000	\$ 17,617	\$ 2,383
New Growth	\$ 260,700 (\$15m)	\$ 347,600 (\$20m)	\$ 86,900
Local Receipts	\$3,488,100	\$3,564,000	<u>\$ 75,900</u>
Additional Revenues			<u>\$170,285</u>

With this additional revenue, the approved budget is now \$245,065 under the levy limit. Since the original budget was voted, we have been attempting to address several issues that require attention. With this additional revenue, we would like to address these issues at the Fall Town Meeting before we set the Fiscal Year 2015 Tax Rate. Article 2 of the Warrant proposes to amend the original budget in some line items. In addition, The Department of Revenue has certified the Town's Free Cash at \$1,181,587. Some of this Free Cash will be used to fund several of the Articles contained in the Warrant. The use of "Free Cash" will not impact the tax rate.

The following is a summary of Warrant Articles requesting funding and how it will impact the anticipated FY 2015 Tax Rate:

Article 1: Unpaid Bills

Amount Requested: \$229

The following unpaid bills will be funded through Free Cash and will not affect the Tax Rate:

Bain Pest Control -	\$49
Carrot-Top Industries -	\$95
Eastern Industrial Automation -	<u>\$85</u>
Total	<u>\$229</u>

Article 2: Budget Amendments

Amount Requested: \$81,222

The proposed funding for this Article will come from taxation and will impact the Tax Rate (at the conclusion of the summary and explanation will be a chart showing the impact on the FY 2015 Tax Rate). The following is a breakdown of the requests, followed by an explanation:

<u>Line Item</u>	<u>Original Appropriation</u>	<u>New Appropriation</u>	<u>Difference</u>
Board of Selectmen Expenses	\$ 2,000	\$ 6,500	\$ 4,500
Town Accountant Wages	\$ 33,065	\$ 39,135	\$ 6,070
Treasurer/Collector Wages	\$ 92,471	\$ 96,125	\$ 3,654
IT Wages	\$ 34,640	\$ 44,538	\$ 9,898
Fire Department Expenses	\$ 115,059	\$128,059	\$ 13,000
Police & Fire Communications	\$ 392,082	\$436,182	\$ 44,100
Country Club Salary	\$ 133,150	\$ 62,689	\$(70,461)
Country Club Wages	\$ 154,200	\$184,738	\$ 30,538
Country Club Expenses	<u>\$ 257,650</u>	<u>\$297,573</u>	<u>\$ 39,923</u>
Total	\$1,214,317	\$1,295,539	\$ 81,222

Explanation of Requests:

Board of Selectmen Expenses - \$4,500

The Trails Committee has applied for a State Grant that will fund the creation of the Nashua River Accessible Trail. It will be the first trail of any kind in Groton to provide access for people of all abilities to a peaceful forest experience as well as beautiful views of the Nashua River and one of its oxbow ponds. The proposed trail will provide a unique recreational experience along the Nashua River for all, including parents with children in strollers, wheelchair-bound individuals, and anyone who needs a flat stable surface upon which to travel. The Nashua River Accessible Trail will be entirely within the J. Harry Rich State Forest, which is managed by the Department of Conservation and Recreation (DCR). The proposed trail will intersect Nod Rd. about 0.5 miles east of where Rte. 119 crosses the Nashua River. The grant application is for \$22,290.41. The grant has a requirement for 20% matching funds, which means the Town must provide \$4,500 towards the project.

Board of Selectmen: *Recommended Unanimously*
Finance Committee: *Recommended Unanimously*

Town Accountant Wages - \$6,070

This request is for both three (3) additional hours per week for the Assistant Town Accountant and a reclassification of the position. The Assistant Town Accountant's position is budgeted for 27 hours per week. More often than not, the Town Accountant has been forced to alter the Assistant's hours to meet the needs of a very busy office. This position has been averaging almost 30 hours per week on a regular basis which has forced the reduction of hours in other weeks to meet the budget. The workload demand in the office requires at least 30 hours per week for this position. This increase is needed to keep up with current workflow. With regard to the second request, the Assistant Treasurer/Collector and the Assistant Assessor are classified as Grade 9 positions. The Assistant Town Accountant is classified as a Grade 7 position. Based on a request from the Town Accountant and pursuant to the Collective Bargaining Agreement between the Town and SEIU, Local 888, the Human Resources Director and Town Manager undertook a review of the position to determine if a reclassification was required. Based on this review and grading of the position, a reclassification to Grade 9 is required to meet the requirements of the job and to keep in line with similar positions within the Finance Offices at Town Hall. The cost of the reclassification and increased hours is \$6,070.

Board of Selectmen: *Not Recommended – 3 Against, 2 In Favor (Cunningham, Schulman)*
Finance Committee: *Recommended Unanimously*

Treasurer/Collector Wages - \$3,654

Similar to the Assistant Town Accountant's reclassification, the Treasurer/Collector, pursuant to the Collective Bargaining Agreement between the Town and SEIU, Local 888, requested that a review of the position of Payroll Coordinator/Assistant to the Treasurer be undertaken. Currently, this position is classified as a Grade 6 position. Based on the review of this position by the Human Resources Director and Town Manager, it was determined that a reclassification of the position to Grade 7 is required to meet the requirements of the job. The cost of this reclassification is \$3,654.

Board of Selectmen: *Not Recommended – 3 Against, 2 In Favor (Cunningham, Schulman)*

Finance Committee: *Recommended Unanimously*

IT Wages - \$9,898

When the former IT Director resigned, a complete study of the IT Department was undertaken to determine how to continue the high level of services provided by our IT Department. A key part of the study was the in-depth Exit Interview conducted by the Town Manager and Human Resources Director of the outgoing IT Director Jason Bulger. Through this discussion, it was determined that the role of the Desk Top Specialist had increased significantly by taking on additional duties over the past year. The Human Resources Director and Town Manager reviewed the position, currently classified as a Grade 5 position, and determined that an upgrade to Grade 6 was warranted. In addition, both the outgoing IT Director and the new IT Director, Brian Davis, requested that this position be increased from 35 hours per week to 40 hours per week based on the work load and actual hours worked by the current Desk Top Specialist. This funding is necessary to cover both the additional hours, as well as the position reclassification. The cost of this change is \$9,898.

Board of Selectmen: *Not Recommended – 3 Against, 2 In Favor (Cunningham, Schulman)*
Finance Committee: *Recommended Unanimously*

Fire Department Expenses - \$13,000

The Town recently hired a new Fire Chief. During his initial review of Department operations he found that the budget for training was very low. One of the areas where the Chief would like to see additional opportunities is in Professional Development. Some of the areas for this type of training would be in Leadership, Internal & External Communications and Effective Writing, Supervision and Management, Ethics, Problem Solving and Decision Making and Conflict Management, Coaching, and Counseling. This funding would be used to provide this for the Department's Officers. This funding would be used in future years to provide additional training opportunities.

Board of Selectmen: *Recommended Unanimously*
Finance Committee: *Recommended Unanimously*

Police & Fire Communications - \$44,100

During the preparation of the Fiscal Year 2015 Proposed Operating Budget, the Town Manager proposed to add an additional Dispatcher Position to the Town's Communications Department. The Town now has five (5) full-time and one (1) part-time dispatcher. As stated in the Budget Message provided last December, the Fiscal Year 2014 Budget had added an additional position because new state mandates had created more work for the dispatchers by requiring them to obtain and follow Emergency Medical Dispatch (EMD) procedures and requirements. In

order to become a certified EMD dispatcher, the employee must become a certified E911 telecommunicator, obtain and maintain CPR certification, and obtain and maintain EMD certification. Each employee must also complete sixteen (16) hours of state approved continuing education training each year. This new mandate has created more work for the dispatcher(s). The position approved last year has enhanced our dispatching capabilities by allowing the Town to have the busiest times covered by two (2) dispatchers on duty and continue to meet State mandates without impacting public safety. The remaining shifts have been covered by relief dispatchers. Unfortunately this one (1) additional position only scratched the surface of the Department's needs. A review of the Communications operations and increased call volume has proven that more shifts should be covered by two (2) dispatchers. While the relief dispatchers have filled some of these shifts, scheduling is not easy since the relief dispatchers work other full-time jobs. Based on this, it was proposed for the second consecutive year that the Town add an additional full-time dispatcher in Fiscal Year 2015. This proposal was originally accepted by the Board of Selectmen and Finance Committee. However, due to the needs of the Groton Dunstable Regional School Department, it was removed from the proposed budget in April. Now that additional funding is available and the need is still paramount, it is requested that this position be added to the Communications Department. The cost to add this position to the Budget is \$44,100.

Board of Selectmen: *Recommended – 3 In Favor, 2 Against (Eliot, Petropoulos)*
Finance Committee: *Recommended Unanimously*

Country Club Salary - (\$70,461)
Country Club Wages - \$ 30,538
Country Club Expenses - \$ 39,923

Similar to what occurred within the IT Department when the former Director resigned, an Exit Interview was conducted by the Town Manager and Human Resources Director when the Country Club General Manager retired in May. During that discussion, it was determined not to fill the vacancy during the current season and have the Town Manager serve as the General Manager of the Country Club. There was no interruption of services during the Summer of 2014 as the Department Directors at the Country Club continued to manage their departments and provide excellent services to its members and the general public. In order to have coverage at the Club, the Administrative Assistant's position was increased from 15 hours per week to 40 hours per week and a consultant was hired (at a cost of \$12,000) to help the Town Manager determine improvements to the Club's Golf Operation. To pay for both of these changes, as well as cover the cost of needed repairs at the facility, the former General Manager's Salary is being transferred to the Wage and Expense Accounts. There is no impact on the FY 2015 Operating Budget with these changes.

Board of Selectmen: *Recommended – 4 In Favor, 1 Against (Eliot)*
Finance Committee: *Recommended Unanimously*

This Article requests that the funding for these requests (\$81,222) come out of our excess levy capacity since almost all of these requests (with the exception of the Trails Grant) will be recurring expenses in FY 2016. The impact on the FY 2015 Tax Rate is as follows:

Original Budget -	\$32,048,878
Original Levy Capacity Used -	\$25,703,296
Amount Under the Levy Limit -	\$74,780
Original Proposed Tax Rate -	\$18.40
Average Tax Bill -	\$7,360 or \$408 increase over FY 2014
New Proposed Budget -	\$32,130,100
New Levy Capacity Used (w/Growth)	\$25,688,133
Amount Under the Levy Limit -	\$163,843
New Proposed Tax Rate -	\$18.37
Average Tax Bill -	\$7,348 or \$396 increase over FY 2014

Article 3 – Capital Stabilization Fund

Amount Requested: \$365,000

The Fund has a balance of \$167,891. The financial management goal is to achieve and maintain a balance in the Capital Stabilization Fund equal to 1.5% of the total annual budget. To meet this level, the Town will need to add \$365,000 to the fund. This funding will come from Free Cash and not affect the Tax Rate.

Article 4 – Stabilization Fund

Amount Requested: \$150,000

The balance in this fund is \$1.46 million. The financial management goal is to achieve and maintain a balance in the Stabilization Fund equal to 5% of the total annual budget. To meet this level, the Town will need to add \$150,000 to the fund. This funding will come from Free Cash and not affect the Tax Rate.

Article 5 – Offset the Tax Rate

Amount Requested: \$150,000

The Board of Selectmen is recommending that Town Meeting transfer \$150,000 from Free Cash to offset the tax rate in FY 2015. This will reduce the average tax bill (home valued at \$400,000) by \$40.00.

Article 8 – Police Department Data Conversion

Amount Requested: \$41,000

From the Summary in the Warrant: “The Police Department currently maintains records extending back to the 1990s on three different servers. Searches for data must take place on three separate systems, lengthening the time searches take and increasing the chance that something is missed. Maintaining these servers is costly, and finding parts to replace failed

components is becoming increasingly difficult. Last Spring, the oldest system suffered a hardware failure that resulted in the system being down for two months, with a cost to fix exceeding \$3,000. Many surrounding police departments simply gave up a decade or more of data when their similar-aged servers died or malfunctioned. This one-time expense will take data from two older systems and migrate it to the current system. It should take about three weeks to migrate the data, at which time the older systems can be removed from the network.” This funding will come from Free Cash and not affect the Tax Rate.

Article 9 – Improvements to Public Safety Building Amount Requested: \$60,000

From the Summary in the Warrant: “Now that the Fire Department has moved out of the Public Safety Building into their new headquarters on Farmers Row, the Police Department will be taking over the entire building. In order to convert the space formerly used by the Fire Department into usable space for the Police Department, various improvements and repairs are required. The purpose of this article is to provide the necessary funding to accomplish this task. Additionally, since the building will be occupied only by the Police Department, it should be renamed ‘Groton Police Department’.” This funding will come from Free Cash and not affect the Tax Rate.

Article 13 – Engineering Funding Amount Requested: \$15,000

From the Summary in the Warrant: “The Board of Selectmen recently expanded the Lost Lake Sewer Advisory Committee to a seven (7) member Committee and renamed it the Lost Lake Watershed Advisory Committee. The LLSAC had completed its work and determined that there is still the need for further study of the entire Watershed and that based on the information before them, the installation of a Sewer System may not be the only solution to nutrient loading in Lost Lake. In expanding and renaming this Committee, the Selectmen charged it with the responsibility of reviewing and studying all point and non-point source discharges in the entire Lost Lake Watershed that may impact Lost Lake and Knops Pond. The purpose of this article is to provide funding to the Committee to hire the necessary expertise to help it fulfill this charge.” This funding will come from Free Cash and not affect the Tax Rate.

With the exception of Article 2 (\$81,222), all of the funding for the remaining money articles (\$781,229) will be appropriated from Surplus Revenue (“Free Cash”) and not impact the Fiscal Year 2015 Tax Rate. Should each of these articles pass, the Town will have a balance of \$400,358 in Free Cash.

Respectfully submitted,

Mark W. Haddad

Mark W. Haddad
Town Manager

APPENDIX A

PROPOSED ZONING AMENDMENT ITEM #1 - SECTION 218-4 DEFINITIONS Filed with the Town Clerk on August 22, 2014 Revised on September 29, 2014

To see if the Town will vote to amend the Code of the Town of Groton, Chapter 218 Zoning as follows:

Amend Section 218-4 Definitions, by deleting Section 218-4 Definitions in its entirety and by inserting in its place a new Section 218-4 Definitions, dated August 22, 2014, on file in the office of the Town Clerk:

§ 218-4. Definitions.

In this chapter the following terms shall have the following meanings unless a contrary meaning is required by the context or is specifically prescribed. Words used in the singular include the plural, and words used in the plural include the singular. Words used in the present tense include the future. The abbreviation "sq. ft." shall include

square foot or square feet. The word “shall” is mandatory and “may” is permissive or discretionary. The word “and” includes “or” unless the contrary is evident from the text. The word “includes” or “including” shall not limit a term to specified examples, but is intended to extend its meaning to all other instances, circumstances, or items of like character or kind. The word “lot” includes “plot”; the word “used” or “occupied” shall be considered as though followed by the words “or intended, arranged, or designed to be used or occupied.” The words “building,” “structure,” “lot,” or “parcel” shall be construed as being followed by the words “or any portion thereof.” The word “person” includes a firm, association, organization, partnership, company, or corporation, as well as an individual.

Terms and words not defined herein but defined in the Massachusetts State Building Code shall have the meaning given therein unless a contrary intention is clearly evident in this bylaw.

ACCESSORY APARTMENT — A separate dwelling unit, complete with its own cooking and sanitary facilities, having not more than one bedroom and functioning as a separate unit. Additions, renovations, and all construction shall meet the requirements of the current edition of the State Building Code. [Added 4-25-2005 ATM, Art. 20, approved 6-1-2005]

ACCESSORY USE OR BUILDING — A use or building which is subordinate and customarily incidental to and located on the same lot with the principal use or building to which it is accessory.

ADULT DAY CARE -- A day services program designed to provide assistance with activities of daily living and meet the cognitive, social, physical, and medical needs of elderly clients, and provide temporary relief for their caregivers; certified, licensed, or operated under a contract administered by the Executive Office of Elder Affairs or other state agency authorized under the laws of the Commonwealth.

AIRFIELD, NONCOMMERCIAL: A private airstrip restricted to use by the owner of the facility or the owner’s invited guests.

ASSISTED LIVING FACILITY – A residence certified by the Executive Office of Elder Affairs, or its successor, under M.G.L. c. 19D to provide room and board and assistance with activities of daily living for three or more adult residents not related by consanguinity or affinity to their care provider, and to collect payments or third-party reimbursements to provide such services. An assisted living facility may include a licensed adult day care center as an accessory use.

AUTOMOTIVE REPAIR SHOP — A shop or garage for the repair of motor vehicles, other than a private garage or a gasoline service station.

BED AND BREAKFAST -- A building or group of buildings intended to be used or used for transient overnight lodging with not less than two nor more than four rooms for paying guests, with guest meals typically included in the room charge and limited to breakfast prepared in a central kitchen. No cooking facilities shall be located in

individual guest rooms or suites.

BEDROOM — As defined in Title V of the Massachusetts Environmental Code [310 CMR 15.002].

BOATHOUSE - Boathouse – A permanent, fixed roofed structure constructed for the purpose of permanent, temporary, or seasonal storage of watercraft and located on, over, or proximate to navigable water. Usually constructed in combination with docks, piers, seawalls, or landings - said structures used for purpose of maneuvering watercraft from and to, into and out of said boathouse.

BUILDING — A structure having a roof or cover and forming a shelter for persons, animals or property.

BUILDING HEIGHT — Measured at the vertical distance from the average elevation of the finished lot grade at the front of the building to the highest point of the top story in the case of a flat roof and to the ridge in the case of a pitched roof.

CAMP, DAY OR YOUTH – A camp providing facilities for groups of young people such as YMCA camps, Boy Scout or Girl Scout camps, or a similar recreation establishment operated by public or private non-profit organization, with indoor or outdoor activities for children, including sports, arts and crafts, entertainment, recreation, educational activities, swimming, fishing, horseback riding, and incidental food service.

CHILD CARE CENTER – A facility other than a private residence operated on a regular basis and licensed by the Commonwealth of Massachusetts under G.L. c. 15D to receive children not of common parentage under 7 years of age, or under 16 years of age if those children have special needs, for nonresidential custody and care during part or all of the day separate from their parents. As used in this chapter, child care center includes services known as child nursery, nursery school, kindergarten, child play school, progressive school, child development center, or preschool.

COMMERCIAL RECREATION, INDOOR: A facility operated as a business, open to the public for a per-visit or membership fee, for indoor recreation purposes such as tennis, racquetball, swimming, ice skating, roller skating or similar activities, including a health club or athletic club, but not including indoor recreation programs operated by the Town of Groton or its various departments, or the Groton-Dunstable Regional School District.

COMMERCIAL RECREATION, OUTDOOR: A facility operated as a business, open to the public for a per-visit or membership fee, for outdoor recreation purposes such as skiing, swimming, ball games, golf, or similar customary and usual sports or recreation activities.

CONTIGUOUS — Sharing a common lot line or touching at any point. [Added 5-3-1988 ATM, Art. 34]

CONTRACTOR'S SHOP - An enclosed space used for the housing and/or operating of machinery, the provision of services, the fabrication of building-related products, and interior storage, but which does not use any exterior storage area.

CONTRACTOR'S STORAGE YARD - Any land or buildings used primarily for the storage of equipment, vehicles, machinery (new or used), building materials, paints, pipe, or electrical components used by the owner or occupant of the premises in the conduct of any building trades or building craft.

CRAFT SHOP -- A business establishment that produces on the premises articles for sale of artistic quality or effect or handmade workmanship, e.g., candle making, glass blowing, weaving, pottery making, custom woodworking, sculpting, painting, and other associated activities.

DRIVEWAY — An improved access, other than a street, connecting between a street and one or more parking or loading spaces.

DWELLING — A building or part thereof designed, erected and used for continuous and permanent habitation for one or more families or individuals.

DWELLING UNIT — A building or portion of a building intended as living quarters for a single family, having a single set of kitchen facilities (a stove plus either or both a refrigerator and a sink) not shared with any other unit.

EXISTING STREET — A way in existence on May 1, 1980, if qualifying to provide frontage for subdivision of land, as provided at the definition of "frontage."

FAMILY — Any number of persons living together as a single economic unit and ordinarily using a single cooking facility.

FLOOR AREA, AGGREGATE — Total floor area including all floors of all buildings on the premises. [Added 4-30-2012 ATM, Art. 23]

FLOOR AREA, GROSS — Total gross floor area including exterior building walls of all floor areas of a building or structure. [Added 4-30-2012 ATM, Art. 23]

FLOOR AREA, HABITABLE — The temperature-controlled, finished floor area within a dwelling unit exclusive of unfinished garages, attics and cellars. [Added 4-30-2012 ATM, Art. 23]

FRONTAGE — The length of common boundary between a lot and a way legally qualifying to provide frontage for the division of land, pursuant to § 218-22A and MGL C. 41, § 81L, to be measured continuously along the street line between side lot lines and their intersection with the street line, which provides safe and adequate vehicular access from said way to the principal use of the lot. [Added 4-29-1996 ATM, Art. 18]

GASOLINE SERVICE STATION — A structure or lot used for the sale of gasoline and oil for servicing motor vehicles, other than a private garage.

HAMMERHEAD LOT — A lot having at least forty-foot frontage and five acres' area and meeting the requirements of § 218-23.1. [Added 10-15-1990 STM, Art. 7]

HELIPORT -- An area designed to be used for the landing or takeoff of a helicopter. As used in this chapter, heliport is restricted in use to the owner or operator of the facility.

HOTEL, MOTEL or INN — A building or part thereof or a group of buildings on a single

lot providing public accommodations, where space is used for sleeping and appurtenant services by more than four persons as paying guests. For a hotel or motel with units equipped with independent cooking facilities, such units shall not be occupied by any guest for more than two (2) continuous months, nor may guests reoccupy any unit within thirty (30) days of a continuous two-month stay or stay more than a combined total of four (4) months in any calendar year, unless such requirements are specifically waived by special permit from the Board of Appeals. No occupant of such hotel or motel may claim residency at such location.

HOME OCCUPATION — An occupation, business, trade, service or profession which is conducted on the premises used as the residence of the operator of the business and which is not allowed as a principal use, including, in the R-A District, a business office, professional office, craft shop for articles produced on the premises or repair shop for small items.

LARGE-SCALE GROUND-MOUNTED SOLAR PHOTOVOLTAIC INSTALLATION — A solar photovoltaic system that is structurally mounted on the ground and is not roof-mounted, and has a minimum nameplate capacity of 250 kW DC. [Added 4-25-2011 ATM, Art. 22]

LARGE-SCALE WIND ENERGY CONVERSION DEVICE — A wind energy conversion device that exceeds 65 feet in height. [Added 4-27-2009 ATM, Art. 8]

LODGING HOUSE – A single-family dwelling where more than two but fewer than eight furnished rooms are provided as lodging for paying guests, regular or transient, for definite periods of times, with facilities for common services such as meals and laundry. No meals are provided to outside guests.

LOT, BUILDING — A single area of land in one ownership throughout defined by metes and bounds or boundary lines as shown in a recorded deed or on a recorded plan and having the minimum area and frontage as required by this chapter.

LOT, CORNER — A lot or parcel of land abutting upon two or more streets at their intersection or upon two parts of the same street having street side lines or tangents to side lines forming an interior angle of less than 135°. A lot which has legal frontage on both a public way and a proposed subdivision way and one which shall be shown on a subdivision shall be considered part of that plan. [Amended 10-6-1994 STM, Art. 14]

LOT or PARCEL — A single area of land in one ownership throughout defined by metes and bounds or boundary lines as shown in a recorded deed or on a recorded plan.

LOT WIDTH — The distance between the side lot lines measured along the setback line as established by this chapter. The setback line shall be parallel to a straight line connecting the two front lot corners of the lot. (See lot width detail.¹). [Added 10-15-1990 STM, Art. 5; amended 10-6-1994 STM, Art. 15]

MAJOR PROJECT — Development used for business or manufacturing, resulting in either a building whose vertical projection ("footprint") exceeds 5,000 horizontal square

1. Editor's Note: The Lot Width Detail diagram is located at the end of this chapter.

feet measured to the outside of its enclosing walls, or 15,000 square feet or more of aggregate floor area which includes all floors of all buildings on the premises. Such development is either construction of a new building or addition to an existing building, where the addition increases the building's floor area by 5,000 square feet or more.²

MANUFACTURING -- An establishment engaged in the indoor manufacturing, assembly, fabrication, packaging or other industrial processing of finished parts or products, primarily from previously prepared materials, or the indoor provision of industrial services, where there are few external effects across property lines. Manufacturing includes but is not limited to a business engaged in the processing, fabrication, assembly, treatment, or packaging of food, textile, leather, wood, paper, chemical, plastic, or metal products, but does not include basic industrial processing from raw materials.

MOBILE HOME — A structure designed as a dwelling unit for living purposes, capable of being moved on its own wheels by a motor vehicle, whether retained on wheels or fixed to a permanent foundation.

MOBILE HOME PARK — Land on which two or more mobile homes are stationed for the purpose of human habitation and land which is used in conjunction with land on which mobile homes are stationed.

MUSEUM – An institution devoted to the procurement, care, study, and display of objects of lasting interest, value, or historical significance.

MULTIFAMILY USE – A building containing three or more dwelling units.

NACELLE — The frame and housing at the top of the wind energy conversion facility tower that encloses the gearbox and generator and protects them from the weather. [Added 4-27-2009 ATM, Art. 8]

ON-SITE SOLAR PHOTOVOLTAIC INSTALLATION — A solar photovoltaic installation that is constructed at a location where other uses of the underlying property occur. [Added 4-25-2011 ATM, Art. 22]

PERSONAL SERVICE ESTABLISHMENT -- An establishment whose primary business relies on customers coming and going on a regular basis and which provides a nonmedical service directly to the consumer, such as a barber, hairdresser, manicurist, caterer, decorator, dressmaker or tailor, dry cleaner or laundry service, optician, photographer, shoemaker or upholsterer, and similar uses.

PERSONAL WIRELESS SERVICES — Commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services. [Added 4-27-1998 ATM, Art. 27]

PERSONAL WIRELESS SERVICES FACILITY — A facility for the provision of personal wireless services as defined under the Federal Telecommunications Act. [Added 4-27-1998 ATM, Art. 27]

2. Editor's Note: The definition of "major residential development," which immediately followed this definition, added 10-27-1997 ATM, Art. 19, was repealed 4-28-2003 ATM, Art. 23.

PERSONAL WIRELESS SERVICES TOWER — Any guyed structure, monopole tower or self-supporting structure that is constructed as a freestanding structure to contain one or more antennas or other equipment intended to transmit or receive television, AM/FM radio, digital, microwave, cellular, telephone or similar or related forms of communications. [Added 4-27-1998 ATM, Art. 27]

PRIVATE GARAGE — Covered space for the housing of motor vehicles, no more than two of which belong to other than the occupants of the lot on which such space is located.

RATED NAMEPLATE CAPACITY — The maximum rated output of electric power production of the photovoltaic system in direct current (DC). [Added 4-25-2011 ATM, Art. 22]

ROTOR — The blades and hub of the wind energy conversion device that rotates during energy conversion device operation. [Added 4-27-2009 ATM, Art. 8]

SEASONAL RESIDENCE — A residence that is used for fewer than 180 days per year. Evidence to document whether a residence is seasonal or year-round may include utility bills, United States Post Office records, principal place of garaging, or sworn affidavits by three abutting year-round residents. [Added 5-3-1988 ATM, Art. 33]

SIGN — Includes any lettering, word, numeral, pictorial representation, emblem, trademark, device, flag or other figure of similar character located outdoors and being a structure or any part thereof or attached to, painted on or in any other manner represented on a building or other structure and used to announce, direct, attract, advertise or promote, including signs located inside a window only when illuminated or moving, and shall not include the display of merchandise visible through such window. Marquees, canopies, awnings, clocks, thermometers and calendars shall be subject to the provisions of this chapter only when used to display or support signs as defined above.

SMALL-SCALE WIND ENERGY CONVERSION DEVICE — A wind energy conversion device that may be freestanding or mounted on a structure not exceeding 65 feet in height. [Added 4-27-2009 ATM, Art. 8]

SOLAR PHOTOVOLTAIC ARRAY — An arrangement of solar photovoltaic panels. [Added 4-25-2011 ATM, Art. 22]

SPECIAL PERMIT GRANTING AUTHORITY (SPGA) — The Planning Board or the Board of Appeals as designated in this chapter as having the authority to issue special permits. [Added 4-27-2009 ATM, Art. 8]

STORY — The portion of a building between the upper surface of any floor and the upper surface of the floor next above, having more than 1/2 of its height above the average elevation of the finished grade adjoining the building. Any part of a building between the topmost floor and the roof shall be deemed a half-story.

STREET — A public way or private way shown on a plan approved under the provisions of the Subdivision Control Law or in existence when the provisions of said Subdivision

Control Law³ became effective in the Town of Groton, having, in the opinion of the Planning Board, suitable width, suitable grades and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of land abutting thereon or served thereby and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon.

STREET LINE — The side line of a street or way, as determined by deeds and plans recorded at the Registry of Deeds, or a building line laid out under MGL C. 82, § 37; where no line is thus legally established, then a line parallel with and 20 feet distant from the center line of a traveled way.

STRUCTURE — Any construction, erection, assemblage, or other combination of materials upon the land made in such a manner as to indicate a purpose that it remains in position indefinitely.

SUBSIDIZED ELDERLY HOUSING — Housing in which 50% of the dwelling units are subsidized under any program or plan that will result in the development of low- or moderate-income housing, such housing which the Groton Housing Authority certifies carries restrictions to limit the eligibility of the occupants and sale price, if applicable to within guidelines as defined in applicable federal or state statute, whether built or operated by any public agency or any nonprofit or limited dividend organization with occupancy reserved to persons 55 years of age or older. [Amended 1-13-1988 STM, Art. 29]

TRANSFER LOT — A parcel of land with not less than 80,000 square feet used to establish a density bonus in a Flexible Development, as set forth in § 218-26. Such transfer lot shall be: [Added 4-28-2003 ATM, Art. 22]

- A. Determined by the Planning Board to be of special importance because of its visual prominence or potential vista blockage, ecological significance or fragility, value as agricultural or recreational land, critical relation or proximity to the Town's drinking water supply, or because it is identified in the Town's open space plan;
- B. Not wetlands, as defined in MGL C. 131, § 40, or not land used to satisfy dimensional requirements in any other development of land;
- C. Subject to a permanent conservation restriction pursuant to MGL C. 184, §§ 31 through 33, or conveyed to the Town, or conveyed to a nonprofit organization, the principal purpose of which is the conservation of open space or other appropriate purpose consistent with the open space uses designated in § 218-26.

WIND ENERGY CONVERSION DEVICE — A device that converts kinetic energy of the wind into electrical power. A wind energy conversion device typically consists of a rotor, nacelle and supporting tower. [Added 4-27-2009 ATM, Art. 8]

WIND ENERGY CONVERSION DEVICE HEIGHT — The distance measured from the natural grade to the highest point on the device during operation. [Added 4-27-2009 ATM, Art. 8]

3. Editor's Note: See MGL C. 41, §§ 81K through 81GG.

WIND ENERGY CONVERSION FACILITY — All equipment, machinery and structures utilized in connection with the conversion of wind to electricity. This includes, but is not limited to, all transmission, storage, collection and supply equipment, substations, transformers, site access, service roads and machinery associated with the use. A wind energy conversion facility may consist of one or more wind energy conversion devices. [Added 4-27-2009 ATM, Art. 8]

WINDMILL — A device, usually associated with agriculture, that converts kinetic energy of the wind into mechanical power, not electrical power. A windmill is not a wind energy conversion device per these definitions. [Added 4-27-2009 ATM, Art. 8]

WIND MONITORING OR METEOROLOGICAL ("TEST" OR "MET") TOWER — A tower, whose period in existence shall not be greater than 18 months, used for supporting anemometer, wind vane, and other equipment to assess the wind resource at a predetermined height above the ground, erected as part of a wind-energy conversion feasibility process. [Added 4-27-2009 ATM, Art. 8]

PROPOSED ZONING AMENDMENT
ITEM #2 - SECTION 218-8 CLASSES OF DISTRICTS
Filed with the Town Clerk on August 22, 2014

To see if the Town will vote to amend the Code of the Town of Groton, Chapter 218 Zoning as follows:

Amend Section 218-8 Classes of Districts by deleting 218-8 Classes of Districts in its entirety and by inserting in its place a new 218-8 Classes of Districts, dated August 22, 2014, on file in the office of the Town Clerk.

§ 218-8. Classes of districts.

The Town of Groton is hereby divided into the following classes or districts to be known as:

A. Residence districts.

(1) R-A Residential-Agricultural District.

- (2) R-B Residential-Business District.
- B. Business districts.
 - (1) VCB Village Center Business
 - (2) NB Neighborhood Business
 - (3) GB General Business
- C. Industrial districts.
 - (1) I Industrial District.
- D. Special districts.
 - (1) O Official Open-Space District.
 - (2) P Public Use District.
- E. Overlay districts.
 - (1) Floodplain.
 - (2) Primary Water Resource.
 - (3) Secondary Water Resource.
 - (4) Recreation District.
 - (5) Town Center Overlay District.

**PROPOSED AMENDMENT
ITEM #4 - SECTION 218-12 INTENTION OF DISTRICTS
Filed with the Town Clerk on August 22, 2014
Revised on September 29, 2014**

To see if the Town will vote to amend the Code of the Town of Groton, Chapter 218 Zoning as follows:

Amend Section 218-12 Intention of Districts by deleting Section 218-12 Intention of Districts in its entirety and by inserting in its place a new Section 218-12 Intention of Districts, dated August 22, 2014, on file in the office of the Town Clerk.

§ 218-12. Intention of districts.

- A. R-A Residential-Agricultural District is intended as a district of single-family homes and for continuance of forestry and agricultural activities. Land shown as institutional properties on the Zoning Map is so shown for descriptive purposes only and is a part of the R-A District. [Amended 1-13-1988 STM, Art. 28]

- B. R-B Residential-Business District is intended as a residential district with limited business uses frequently associated with residential uses and subject to the issuance of a special permit.
- C. VCB Village Center Business District is intended to provide areas within Village Centers of Groton that allow for a mix of uses including retail, commercial, office, services, and residential of appropriate and walkable scale which contribute to the village's sense of place.
- D. NB Neighborhood Business is intended to provide for areas of mixed uses to serve as small centers providing goods and services within or near residential neighborhoods or as a transitional zone between business areas and residential neighborhoods.
- E. GB General Business District is intended to provide for a range of retail uses and services and commercial activities in appropriate locations along arterial or primary roads.
- F. I Industrial District is intended as a district for manufacturing, research and development, and similar large scale uses.
- G. O Official Open-Space District is intended to include areas which have already been dedicated or used for public or semipublic uses.
- H. P Public Use District is intended to regulate land in public use or land with public facilities. [Added 4-28-2003 ATM, Art. 25]
- I. TCOD - The Town Center Overlay District is intended to promote a socially and economically vibrant town center by enabling development, by special permit, of a mixture of civic, residential and commercial uses consistent with the Town's Comprehensive Plan and the Design Guidelines for the district. [Added 10-22-2007 STM, Art. 15; amended 4-25-2011 ATM, Art. 12]

PROPOSED AMENDMENT
ITEM #7 - SECTION 218-20 SCHEDULE OF INTENSITY REGULATIONS
Filed with the Town Clerk on September 29, 2014

To see if the Town will vote to amend the Code of the Town of Groton, Chapter 218 Zoning as follows:

Amend Section 218-20 Schedule of Intensity Regulations by deleting Section 218-20 Schedule of Intensity Regulations in its entirety and by inserting in its place a new Section 218-20 Schedule of Intensity Regulations, dated August 22, 2014, on file in the office of the Town Clerk.

§ 218-20. Schedule of Intensity Regulations.

District	Minimum Lot Dimensions		Maximum Height	Stories	Maximum Impervious Coverage	Maximum or Minimum Building Setbacks		
	Area (square feet)	Frontage (feet)	Feet			Max or Min Front	Min Side (feet)	Min Rear (feet)

					(percentage) ³	(feet)		
R-A ⁵	80,000 ¹	225 ⁴	35	3	25	50 min	15	15
R-B ⁵	40,000 ^{1,2}	175 ^{2,4}	35	3	25	50 min	15	15
VCB ⁵	10,000 ^{1,2}	150 ²	35	3	75	10 ⁶ max	10 ⁶	10 ⁶
NB	20,000 ^{1,2}	150 ²	35	3	65	15 ⁶ max	15 ⁶	15 ⁶
GB	40,000 ^{1,2}	175 ²	35	3	50	20 ⁶ max	15 ⁶	15 ⁶
I	40,000 ²	175 ²	35	3	75	50 min	15	15
O	—	—	35	3	25	50 min	15	15
P ⁵	40,000 ^{1,2}	175 ²	35	3	50	50 min	15	15

NOTES:

- ¹ For planned multifamily/residential development, see instead § 218-27C. For subsidized elderly housing, see instead § 218-27B. For multifamily use by conversion, see instead § 218-27A. For flexible development, see instead § 218-26F(1). For hammerhead lots, see instead § 218-23.1.
- ² No minimum for nonresidential uses.
- ³ Includes principal and accessory buildings, parking lots, access roads and other impervious surfaces. See § 218-22 for supplementary regulations.
- ⁴ Lots shown on a residential compound plan (as described in Chapter 381, Part 1, Subdivision of Land) endorsed by the Planning Board pursuant to the Subdivision Control Law may, upon the grant of a special permit by the Planning Board, reduce lot frontage to 50 feet.
- ⁵ For dimensions applicable to Town Center Overlay District developments, see § 218-30.2.
- ⁶ Maximum and minimum building setbacks may be waived by special permit from the Planning Board, where it finds such waiver to be harmonious with the intent of the district and the character and scale of the building's location.

**Item 5 – Section 218-13 Schedule of Use Regulations
Filed with the Town Clerk on September 29, 2014**

Line	USE	R-A ¹⁰	R-B ¹⁰	NB	VCB ¹⁰	GB	I	P ¹⁰	O
1	Public, Semipublic and Institutional:								
2	Use of land or structures for religious purposes	Y	Y	Y	Y	Y	Y	Y	Y
3	Use of land or structures for public or private non-profit educational purposes	Y	Y	Y	Y	Y	Y	Y	Y
4	Museum, library, park or playground, conservation area, water supply area, or land owned and operated for public use and enjoyment by a public agency or non-profit organization	Y	Y	Y	Y	Y	Y	Y	Y
5	Child care facility	Y	Y	Y	Y	Y	Y	Y	N
6	Adult day care	SP	SP	SP	SP	SP	N	SP	N
7	Private golf course, not including miniature golf	SP	N	N	N	N	N	N	N
8	Private non-profit charitable organization or membership club, e.g., social, fraternal, or professional organization	SP	SP	SP	SP	SP	N	N	N
9	Day or overnight camps in accordance with a site plan as provided in § 218-25	SP	SP	SP	N	SP	N	SP	Y
10	Outdoor recreation, such as nature study, walking trail, or non-motorized boating, fishing, and hunting where otherwise legally permitted; but not including outdoor recreation facilities owned or operated for commercial purposes	Y	Y	Y	Y	Y	N	Y	Y
11	Public Playground, non-commercial	Y	Y	Y	Y	Y	N	Y	Y

Line	USE	R-A ¹⁰	R-B ¹⁰	NB	VCB ¹⁰	GB	I	P ¹⁰	O
12	Athletic field, skating rink, or similar facility intended for sports, games, or physical fitness	PB	Y	Y	N	Y	N	Y	PB
13	Use of land or structures for municipal purposes	SP	SP	Y	Y	Y	N	Y	SP
14	Facilities for servicing and fueling municipal vehicles and equipment	N	N	N	N	N	N	Y	N
15	Telephone, telegraph, power and gas transmission and radio-television broadcasting facilities	SP	SP	Y	Y	Y	Y	N	Y
16	Underground gas and utility transmission	Y	Y	Y	Y	Y	Y	Y	Y
17	Use of land for a public utility	SP	SP	SP	SP	SP	SP	Y	N
18	Hospital, sanitarium, assisted living facility, or nursing home, subject to § 218-25	SP	SP	SP	N	SP	N	SP	N
19	Cemetery	SP	SP	N	N	N	N	Y	Y
20	Agricultural, Floricultural and Horticultural:								
21	Gardens; growing and storing of fruits; vegetables, hay, fodder and ensilage; orchards, wood lots and forestry; and greenhouse nursery and similar activities in the field of agriculture	Y	Y	Y	Y	Y	Y	Y	Y
22	Agricultural labor housing	Y	Y	Y	Y	Y	Y	N	N
23	The raising or keeping of horses. goats, sheep, cattle, pigs, poultry or other domesticated animals for food and other agricultural purposes	Y	Y	Y	Y	Y	Y	Y	Y

Line	USE	R-A ¹⁰	R-B ¹⁰	NB	VCB ¹⁰	GB	I	P ¹⁰	O
24	Riding stables	Y	Y	Y	Y	Y	Y	Y	Y
25	Grazing and farming, including truck gardening and harvesting of crops	Y	Y	Y	Y	Y	Y	Y	Y
26	Forestry	Y	Y	Y	Y	Y	Y	Y	Y
27	Nonresidential buildings and structures (see footnote #3) such as:								
28	<ul style="list-style-type: none"> • Barns or stables for breeding, boarding, hiring or sale of animals 	Y	Y	Y	Y	Y	Y	Y	Y
29	<ul style="list-style-type: none"> • Barns, stables, or other farm buildings for the shelter of animals and for the storage of crops raised on the premises 	Y	Y	Y	Y	Y	N	Y	Y
30	Conservation of water, plants and wildlife	Y	Y	Y	Y	Y	Y	Y	Y
31	Roadside stand for sale of principally local farm produce raised in the Town, set back at least 50 feet from the street line, and provided that space for customer's cars is available off the right-of-way of the street and is so arranged as not to permit backing of automobiles onto a public or traveled way	Y	Y	Y	Y	Y	Y	Y	Y
32	Commercial Greenhouse	Y	Y	Y	Y	Y	Y	Y	Y
33	Residential:								
34	Single-family detached dwelling	Y	Y	Y	Y	Y	N	N	N

Line	USE	R-A ¹⁰	R-B ¹⁰	NB	VCB ¹⁰	GB	I	P ¹⁰	O
35	Conversion of a seasonal residence to a year-round residence	SP	SP	SP	SP	SP	N	N	N
36	Two family attached dwelling, provided that its external appearance is not significantly different from a single-family dwelling	Y	Y	Y	Y	Y	N	N	N
37	Dwelling unit above the street level floor of a commercial building	N	Y	Y	Y	PB	N	N	N
38	Multifamily use, as allowed by the provisions of § 218-27A through 27C	PB	PB	PB	PB	PB	N	N	N
39	The taking of not more than 4 lodgers in an owner-occupied single-family detached dwelling	Y	Y	Y	Y	Y	N	N	N
40	The taking of more than 4 lodgers in an owner-occupied, single-family detached dwelling	SP	SP	SP	SP	SP	N	N	N
41	Flexible development pursuant to § 218-26	PB	N	N	N	N	N	N	N
42	Business:								
43	For restrictions on the following uses, see § 218-18, Performance Standards for the R-B, VCB, NB, GB, and I Districts								
44	Retail store								
45	<ul style="list-style-type: none"> Store with up to 2,500 square feet gross floor area 	N	Y	Y	Y	Y	N	N	N
46	<ul style="list-style-type: none"> Store with more than 2,500 square feet gross floor area or more but less than 5,000 square feet gross floor area 	N	PB	PB	PB	Y	N	N	N

Line	USE	R-A ¹⁰	R-B ¹⁰	NB	VCB ¹⁰	GB	I	P ¹⁰	O
47	<ul style="list-style-type: none"> Store with 5,000 square feet gross floor area or more but less than 10,000 square feet gross floor area 	N	N	PB	PB	Y	N	N	N
48	<ul style="list-style-type: none"> Store with 10,000 square feet gross floor area or more 	N	N	N	N	PB	N	N	N
49	Craft shop	N	Y	Y	Y	Y	N	N	N
50	Personal service establishment	N	SP	Y	Y	Y	N	N	N
51	Repair shop for bicycles, small household appliances, or other light equipment, not including vehicles	N	SP	Y	Y	Y	SP	N	N
52	Restaurant serving food for consumption indoors on the premises, but may include accessory outdoor service on a patio or seating area	N	SP	Y	Y	PB	N	N	N
53	Take-out food service establishment, e.g., an ice cream shop or deli, bakery or coffee shop, but no drive-through service, up to 2,500 square feet gross floor area	N	N	Y	Y	Y	N	N	N
54	Take-out food service establishment, e.g., an ice cream shop or deli, bakery or coffee shop, but no drive-through service, of more than 2,500 square feet gross floor area	N	N	PB	PB	PB	N	N	N
55	Business or professional office, not including medical office	N	SP	Y	Y	Y	Y	N	N
56	Bank, credit union	N	N	Y	Y	Y	SP	N	N
57	Automatic teller machines as free standing structure or with exterior access	N	N	PB	PB	PB	PB	N	N

Line	USE	R-A ¹⁰	R-B ¹⁰	NB	VCB ¹⁰	GB	I	P ¹⁰	O
58	Medical, dental, or mental health care office, excluding a clinic	N	N	Y	PB	Y	Y	N	N
59	Health care clinic for outpatient services, or ambulatory care center, with or without laboratory	N	N	PB	PB	PB	N	N	N
60	Veterinarian	N	N	SP	SP	SP	Y	N	N
61	Kennel or overnight boarding facility for household pets, pet grooming facility and daytime pet care establishment	N	N	SP	N	SP	SP	N	N
62	Funeral home	N	N	SP	SP	SP	N	N	N
63	Hotel, motel, or inn	N	N	PB	PB	PB	N	N	N
64	Bed and breakfast	SP	SP	SP	SP	SP	N	N	N
65	Theatre or cinema	N	N	PB	PB	PB	N	N	N
66	Commercial recreation up to 2,500 square feet gross floor area.; indoor	N	N	Y	Y	Y	N	N	N
67	Commercial recreation of more than 2,500 square feet gross floor area; indoor	N	N	SP	SP	PB	N	N	N
68	Commercial recreation; outdoor	SP	N	SP	N	PB	N	N	N
69	Auto sales	N	N	SP	N	SP	N	N	N
70	Service station, including sale of fuel, motor oil, and related automotive products (no repair services)	N	N	SP	SP	SP	SP	N	N

Line	USE	R-A ¹⁰	R-B ¹⁰	NB	VCB ¹⁰	GB	I	P ¹⁰	O
71	Retail sale of auto parts and accessories, not for installation on the premises	N	N	SP	SP	SP	Y	N	N
72	Retail sale and installation of auto parts, e.g., tires, mufflers, or brakes	N	N	SP	N	SP	Y	N	N
73	Auto repair, auto body shop and marine repair	N	N	SP	N	SP	Y	N	N
74	Car wash and auto detailing	N	N	SP	N	SP	SP	N	N
75	Small-scale wind energy conversion device	Y	Y	Y	Y	Y	Y	Y	N
76	Large-scale wind energy conversion device	PB	PB	PB	PB	PB	PB	PB	N
77	Wind monitoring or meteorological ("test" or "met") tower	Y	Y	Y	Y	Y	Y	Y	N
78	Windmills	Y	Y	Y	Y	Y	Y	Y	N
79	Large-scale ground-mounted solar photovoltaic installation	PB	PB	PB	PB	PB	PB	PB	N
80	On-site solar photovoltaic installation	Y	Y	Y	Y	Y	Y	Y	N
81	Industrial:								
82	For restrictions on the following uses, see § 218-18, Performance Standards for the R-B, VCB, NB, GB, and I Districts								
83	Research and development	N	N	SP	SP	SP	Y	N	N

Line	USE	R-A ¹⁰	R-B ¹⁰	NB	VCB ¹⁰	GB	I	P ¹⁰	O
84	Manufacturing	N	N	N	N	N	Y	N	N
85	Contractor's shop	N	N	SP	SP	SP	Y	N	N
86	Contractor's storage yard, including office, yard, and storage facilities for construction or landscape contractor, or similar establishment as a principal use	N	N	SP	N	SP	Y	N	N
87	Sale of building materials and supplies, which may include outdoor storage of lumber products as a principal use	N	N	N	N	N	Y	N	N
88	Outdoor storage of fuel supplies and fuel products	N	N	N	N	N	SP	N	N
89	Wholesale establishment, including preparation, storage, transfer, or distribution of goods, with incidental display space	N	N	N	N	SP	Y	N	N
90	Rail or bus station, or bus terminal	N	N	SP	SP	SP	Y	N	N
91	Commuter parking facility as a principal use	N	N	N	N	SP	Y	SP	N
92	Parking or maintenance facility for commercial vehicles	N	N	N	N	N	SP	N	N
93	Personal wireless service facility	PB	PB	PB	PB	PB	PB	PB	N
94	Commercial radio, television studio, with or without transmitting or receiving tower	N	N	N	N	N	SP	N	N
95	Noncommercial airfield or noncommercial heliport	SP	N	N	N	N	SP	N	N

Line	USE	R-A ¹⁰	R-B ¹⁰	NB	VCB ¹⁰	GB	I	P ¹⁰	O
96	Accessory (see § 218-16):								
97	Uses customarily incidental to any principal use on the same premises, and including but not limited to private garages, boathouses, and to activities associated with agriculture, such as barns, stables, and other farm buildings, provided that no building for the keeping of horses, goats, sheep, cattle, pigs or poultry shall be nearer than 25 feet to any lot line	Y	Y	Y	Y	Y	Y	Y	N
98	Uses customarily incidental to any principal use on the same premises, including off-street parking in accordance with § 218-23.	Y	Y	Y	Y	Y	Y	Y	N
99	Home occupation, see 218-16B								
100	Family dependent care, see 218-16C								
101	Accessory apartment, as regulated under 218-16D								
102	Family day care home for up to 6 children	Y	Y	SP	SP	SP	N	N	N
103	Dwelling unit, whether detached or attached, accessory to business or industrial use, solely for use as living quarters by security, maintenance, or administrative employee	N	N	SP	SP	SP	Y	N	N
104	Cafeteria, dining hall, conference or function facilities for exclusive use by employees and clientele of a principal nonresidential use	N	N	SP	N	Y	Y	N	N
105	Temporary outdoor storage of materials or equipment accessory to a nonresidential use	N	N	SP	SP	SP	Y	N	N

Line	USE	R-A ¹⁰	R-B ¹⁰	NB	VCB ¹⁰	GB	I	P ¹⁰	O
106	Temporary outdoor display and sale of merchandise accessory to a retail use	N	N	Y	Y	Y	N	N	N
107	Miscellaneous:								
108	Removal of soil, loam, sand and other earth material	See Note 9	See Note 9	See Note 9	See Note 9	See Note 9	See Note 9	See Note 9	See Note 9
109	Driveway or road, provided that there will be adequate drainage and that such driveway or road will not interfere adversely with the natural flow of water in the area (Driveway curb cuts are subject to permits issued by Director of Public Works in accordance with the provisions of § 180-3 of the Groton Code.)	Y	Y	Y	Y	Y	Y	Y	PB

NOTES:

³ No building for the keeping of horses, goats, sheep, cattle, pigs or poultry shall be nearer than 25 feet to any lot line.

⁹ The removal of soil, loam, sand or other earth material is subject to permits issued by the Board of Selectmen in accordance with the provisions of Ch. 134, Earth Removal.

¹⁰For additional uses which may be permitted in those portions of the R-A, R-B, VCB and P Districts which underlie the Town Center Overlay District, see § 218-30.2.