

**ARTICLES 24 & 25
SQUANNACOOK HALL, 33 WEST MAIN STREET
CONCEPT PLAN & REZONING
PLANNING BOARD REPORT**

Article 13 - The Planning Board held a public hearing on April 17, 2014, to consider the following proposed rezoning

To see if the Town will vote to amend Chapter 218 of the Code of the Town of Groton to rezone from Public Use (P) to Residential-Agricultural (R-A) a parcel of land located at 33 West Main Street consisting of approximately 0.28 acres, being shown on Assessors Map 101, Parcel 22, or take any action thereon.

The Board voted unanimously to recommend that the Town Meeting approve the proposed rezoning FROM Public Use (P) to Residential Agricultural (R-A).

Article 14 - The Planning Board held a public hearing on April 17, 2014, to consider the concept plan submitted by Halsey Platt & Chris Brown, Squannacook, LLC, to renovate Squannacook Hall into four dwelling units as shown on the plan entitled "Squannacook Hall, 33 West Main Street, Groton, MA," prepared by Platt Builders, dated September 3, 2013. The proposed project is located at 33 West Main Street, Assessors' Map 101 Parcel 22, on the northerly side of West Main Street. The concept plan was submitted under the provisions of Chapter 218 Zoning, section 218-27C Planned Multifamily Residential Development, of the Code of the Town of Groton.

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

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

Filed with the Town Clerk:

Date:

Makia Birmingham
Assistant Clerk

April 23, 2014