

**Town of Groton**

**Zoning Board of Appeals**

173 Main Street

Groton, Massachusetts 01450

Tel: (978) 448-1121

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March 22, 2023 - 6:30 PM - Second Floor Meeting Room

**Members Present and Voting for Public Hearing**

Bruce Easom, Chairman

Jay Prager, Full Member

Dan McLaughlin, Clerk, Full Member

Thomas Peisel, Full Member

Michael McCoy, Associate Member

**Other Members in Attendance**

Jack Petropoulos, Full Member

**Others Present**

John Amaral, applicant

Leslie French, applicant

George Robb, applicant

Tyler Spring, applicant

Toby Wolf, Wolf Landscape Architecture

Michael Rader, Radner Design

Grey Roy, Dillis & Roy

Jeremy Baldwin, Maugel DeStefano Architects

Members of the public

**The meeting was called to order at 6:30 PM by Chairman Easom and stated that the meeting was being recorded for later broadcast. There will be video and audio for viewing.**

Member Easom and the board members each introduced themselves. Attorney Christopher Alphen also introduced himself as the 40B consultant for this application.

Member Easom brought up the need to decide which members of the board would be hearing this application. There needs to be 5 members of the board in order to accomplish this. The members that will be hearing this case, and will be considered voting members, was determined to be Bruce Easom, Dan McLaughlin, Jay Prager, Thomas Peisel and Michael McCoy. Jack Petropolous could not commit to promising that he would be able to be available for the entire process of this case, therefor he had to recuse himself from being a voting member.

Member Prager asked if someone was unable to attend, could they attend by phone or Zoom? Attorney Alphen said that it depended on if Groton has adopted the Mullin Rule but the governors state of emergency allowance is still available, so the right to conduct meetings through Zoom is still in effect.

Member Petropolous asked if there could be clarification on what the non-voting members role(s) would be, if they had any at all. Attorney Alphen said that this would be more of a question for Town Counsel but as a non-voting member, they can participate and act as a normal board member otherwise.

Chairman Easom gave Attorney Chris Alphen a few minutes to provide an outline about what Chapter 40B is.Attorney Chris Alphen mentioned that he was a Land Use Attorney by trade and that he had various experience with 40B projects. Attorney Alphen explained that a 40B project is a law that allows developers to come in to town to propose projects that have affordable aspects to it. These units are could be anywhere from 20-25% affordable. The act is designed to facilitate development of low- and moderate-income housing within communities throughout the commonwealth. The ZBA will be issuing the permits for all, and only, zoning purposes. The stages of a 40B project include getting a project eligibility letter from Massachusetts Housing, making sure that the project and the site of the project are acceptable, which for this specific comprehensive permit has been completed. The second step would be bringing the application to the Zoning Board of Appeals, which is where this application is currently. Gathering peer reviews, experts in certain aspects of the application topics, for this project would be a part of this step. These peer reviews will help to decide if this application should be approved or not. A denial, an approval, or an approval with conditions will be one of the final steps of this 40B application. It is important for this to happen within six months (180 days) from the day of the opening of the public hearing.

Chairman Easom spoke about the timeline of this 40B Application. The comprehensive permit application was submitted on February 23, 2023. From this date, there is 30 days to open or begin the public hearing, which would be this meeting of March 22, 2023, which meets the deadline of this 30-day deadline. There is also a 14-day requirement to advertise this and it was advertised in the Groton Herald on March 3rd, 2023 and March 10th, 2023. There is a 7-day requirement to get comments from the different boards and municipal departments and they will be reached out to get their inputs. The full application package is online and can be viewed on the main Groton website on the Government tab, then by going to the Zoning Board of Appeals page and then by scrolling all the way down. Here you will see all of the folders under 500 Main Street, rather than the advertised “The Groton Farms”.

Chairman Easom asked if the Board had any questions before the general overview prestation began by the applicant. Member Jay Prager asked about page 8 of the application and how there was mention of the addition of 200 SHI units in Groton Housing Inventory and how this “may” result in the town achieving SHI resident 10%. He wanted to know that if this application went exactly as shown, would this or would this not meet the 10% requirement. Fran Stanley, Housing Coordinator, explained that it is likely to be over 10% but at the very least there would be room for a 2-year safe harbor. The state has not set what Groton’s year-round housing units will be. It was stated that while this is supposed to become available soon, the applicants did not have this available to them at the time they were writing up the proposal for this project.

**Meeting Minutes**

**500 MG LLC - 500 Main St, The Groton Farms #2-23**

**Member Easom opened the public hearing and Mr. Mclaughlin read aloud** **the public notice into the record**:

The Zoning Board of Appeals will hold a public hearing on **Wednesday, March 22, 2023 at 6:30 pm at the Groton Town Hall, second floor meeting room** for the application of 500 MG LLC for a comprehensive permit to allow for the construction of 200 units of housing under Massachusetts General Law Ch. 40B and pursuant to Chapter 338 of the Town Code. The proposed project is on Assessor’s Parcel 216-94, 95, 96, **500 Main Street, Groton, MA, 01450**. This development shall be known as The Groton Farms. This legal notice shall publish at www.masspublishers.org.

**John Amaral, the applicant, began his presentation with his team:**

Mr. Amaral introduced Mark Brooks, George Robb, Tyler Spring and Leslie French as a part of his team. The development team also includes Maugel DeFestano Architects as the architect, Dillis & Roy as the civil engineer, Oxbow Associates as the wetlands/habitat engineer, Bayside Engineering as the traffic engineer, Radner Design Associates and Wolf Landscape Architecture as the landscape engineers, Perkins and Anctil, P.C. as legal engineers, and Enstrat, Inc. as environmental engineers. Mr. Amaral also went on to explain previous experience that these members, and himself, have that relate to 40B applications and projects, which includes, but is not limited to, rental projects and ownership projects in abutting towns such as Littleton and Westford.

John Amaral then went on to explain how this project came to be. He explained how this location used to be NEBS and then Deluxe Corporation. It was developed in 1977, with an addition in 1984, and it had 128,000 square feet of floor area. During its peak, there was over 800 employees at Deluxe. When Omni Properties, John Amaral and his team, had the opportunity to bid on this property, they believed the best use was to convert it to residential units. They had previous experience with 40B projects and felt that this would be a great addition to the town because Groton is known to not have enough affordable and diverse housing and this will bring both of these in the form of garden style apartments and townhomes. They believe this will be creating a village and adding on to that current village that is already there near that location and they believe that this will help support the local businesses. Benefits of this site also includes, but are not limited to, walking distance to the businesses nearby in Mill Run Plaza, close proximity to Groton Center, schools, the Rail Trail and it is serviced by town water and town sewer. (There will be explanation later on to review civil engineering on this.)

John Amaral began his main presentation with what 500 Main Street is today. It consists of128,000 square feet of vacant building and 364,546 square feet of impervious area. It is currently suitable for a distribution center or storage and also has a non-compliant stormwater system. This property also consists of five parcels. It is a previously developed site and this will help greatly with a new development plan. This five-parcel property will be presented as a three-parcel property for this project. The proposed buildings will be located anywhere from 800 feet to 1,100 feet away from the main road and it will be mostly covered by existing trees.

The Groton Farms project will align with the Town of Groton Master Plan and it will meet the demand for affordable housing in Groton, 50 affordable unit. The development footprint of the proposed project will stay within the existing developed footprint and there will be no clear cutting of current trees.

John Amaral went on to explain the design considerations of this project, which will include the larger building to the rear of the project. This design will reduce impervious area and minimize building footprints while maintaining Green Space. There will also be elevators in each apartment building and all units will be adaptable and accessible, which will meet the ADA requirements (which includes more than just wheelchair accessibility). This development is being proposed with a pedestrian sidewalk as well as a crosswalk on Main Street that will have push buttons with flashing lights. They are also proposing, and working closely with the DOT about, a deceleration lane off of Routh 119 so that there will be a right-hand lane going into the development. This will be to help prevent accidents at this intersection. Mr. Amaral said that there will be reduced overall impervious surface. The Wetlands project also meets state wetlands regulations. This site does not have Priority Habitats of rare wildlife according to the 2021 MDFW Mapping. Storm water management will also have significant improvements based on DEP’s Best Management Practices. This project will be all electric and there will be EV charging options on site with charging stations positioned through the project, as well as all garages having 220 outlets for EV charging. Solar options will also be pursued during the design phase.

Mr. Amaral then went on to the consumer demand of this project. It will have diverse home types and prices, covered parking options, handicap accessibility in the Garden Units, amenities on site. The amenities on site will include, but are not limited to, a pool, dog park, fitness center and meeting rooms. An outdoor area will be available that will hold grilling stations, picnic tables and many other outdoor activities that will help promote a community feel.

Mr. Amaral also explained how his team believes this will address change in demographics that this town has experienced previously. This project will give empty nesters the opportunity to stay in the community, both with the affordable units as well as the regular market rate units. It also encourages renters-by choice, for those that would rather rent than buy for various reasons. This project would benefit the workforce housing in the area. This would include teachers, police officers, DPW workers, and other town staff who will be able to qualify for affordable housing at the moderate-income level. This project will also benefit young and transitioning families. This team feels that with the diversity that is being offered and the homes that are being offered, this project will attract a great mix from these various groups.

John Amaral then went on to describe the Groton Housing Production Goals from 2020 to 2025. He believes that they contribute to many of these. Some of these goals include striving for annual numerical targets for affordable housing and housing production plan certification, encourage diversity of housing types for a range of income levels, maintain small-town rural character and ensure new housing is harmonious with the existing community. It was brought up that some may question how a four-story building would blend with the existing community and character of the town and Mr. Amaral addressed this by explaining how by being able to build four-stories, it will lower the footprint which will increase Green Space, making this more affordable. It is also important to recognize that four-story buildings are acceptable and permissible within the scope of 40B projects. Another goal was monitoring and preserving existing affordable units. In view of this, they are proposing that all of the affordable units remain affordable in perpetuity. They feel that by creating that “village” design, it will contribute to promoting outreach and education to the community and will engage residents in local initiatives. Leveraging other public and private resources to the greatest extent possible will also be a goal they strive to meet with tax revenue and many other aspects in regards to this.

Mr. Amaral then presented an aerial of the project, where you can see that the taller buildings will be located in the back of the property and the town houses closer to the front. They are all a part of the same community and will all benefit from the amenities that this community will offer. The affordable units will be located throughout the development and they do not differ from any of the non-affordable units. You will not be able to tell which one is affordable and which is not classified as “affordable”, as they strived to make sure the exterior and interior all held similar concepts. The clubhouse and pavilion will be located near the center of the development between the townhomes and the multi-family buildings.

As it was stated earlier, this location is currently five parcels. The driveway will be changing slightly, so that it will pull away from the wetlands area. The parking currently extends all the way around the building. In the plans they have submitted, this will be turned into three parcels. Mr. Amaral wanted to note that part of Taylor Rd is part of this property, however the only thing they are proposing for this is an emergency access location. It will be gated and it will be a second means of access, meaning no residents will be able to come and go from the second means of egress.

There will be three multi-family buildings with 56 units each, 168 combined. They will be four stories tall with elevators and will all be one- and two-bedroom units. There will be a variety of designs for the unit, ensuring there are no cookie cutter designs. Mr. Amaral noted that there will be 10 units designed and built to accommodate wheelchair accessibility and 100% of the units will be handicap adaptable and accessible. For unit count, there will be 63 one bedroom units and 63 two bedroom units that will be market-priced and 21 units of one bedroom and 21 units of two bedroom that will be affordable. Combined there is 84 of each one- and two-bedroom units. The average square footage for the one bedroom units will be 749 square feet and the two bedroom units will have an average of 1,194 square feet, which are both just above the median. The approximate affordable rent will be $1,270 for one-bedroom units and $1,459 for two-bedroom units. There will be a “local preference” for these units, which will be brought up more later on during this presentation that will identify who these groups are that fall under this. No more than 70% of these affordable units can be local residents.

There will be 8 townhome units with 4 units each, 32 unit combined. Each one will be two to three stories and two to three bedrooms. Each garage will have a 220 outlet for EV charging and all units will have high end amenities and finishes, along with decks or patios. For unit count, there will be 9 two-bedroom units and 15 three-bedroom units that will be market-priced and 3 units of two bedroom and 5 units of three bedroom that will be affordable. Combined there is 12 two-bedroom units and 20 three-bedroom units. The average square footage for the two-bedroom units will be 1,465 square feet and the three-bedroom units will have an average of 1,660 square feet. The approximate affordable rent will be $1,459 for two-bedroom units and $1,641 for three-bedroom units.

For both the multi-family units and the townhomes, the market rent is TBD because this is not going to be built and available for rent this year or next year. The project will take time to permit and build and there is no estimate as to where the market rent will be that far out in to the future to be able to give that approximate amount. Even if an amount was put up, it still would likely change to due supply and demand change over the next few years anyway.

Member Thomas Peisel brought up how that the affordable rent would likely be “TBD” as well because of this and John Amaral agreed that it would be. Jack Petropolous asked why they couldn’t come up with an amount for the market rate, seeing that the affordable is technically in the same situation and Mr. Amaral mentioned pro-forma for the site eligibility letter and there was some assumption on these amounts due to that. There will be more research into this as this project continues.

The discussion then turned to calculations of the project’s contributions to achieving “safe harbor” for purposes of affordable housing considerations. It was explained that the reason safe harbor cannot be determined “today” is because the unit count for today would be 177, which would be over the 10% threshold needed for this 40B. If nothing changed, which is unlikely, this would more than likely be putting the town over that 10% needed to achieve this. However, once the new numbers come out, if the numbers don’t go over the 10%, the project will put them into a 2-year safe harbor. (The example Mr. Amaral gave were the amounts and numbers from 2010.)

Depending on income for Housing Affordability in the area of Lowell, the current amount for a 1 bedroom, 1 person in the household at 80% of the median income is $62,600. For a 2-person household, 1 bedroom, the median is $71,500. For a 3-person, a 2 bedroom it is $80,500 and for a 4-person, 3 bedroom it is $89,400. There will also be local preference, as previously brought up. This creates opportunity for current Groton residents, Groton town employees (including teachers), employees in Groton businesses and households with children attending Groton Public Schools. This local preference cannot be more than 70% of the affordable housing units from the currently listed groups. This means only up to 70% of these can be these groups, which allows 30%+ from outside of town to join this community.

Member Thomas Peisel asked if there would occupancy limits, using an example of a two-bedroom apartment housing ten people. Fran Stanley answered this question and explained that there would be exemptions in these situations. She explained if you look at the total household income, you would not be permitted to supplement. Then you would look into the number of members and state sanitary restrictions would come into effect. Attorney Chris Alphen mentioned that at the end of this application, assuming it gets approved, there is a regulatory agreement that gets recorded that has a state monitoring agent that ensures that the applicant is following the rules and following the requirements. John Amaral noted that there was 336 total bedrooms in the development so there will be a limit of how many people can live there.

Rob Anctil, 22-year resident of Groton, presented the benefits to Groton. Mr. Antcil stated that his team have done many similar projects and, in every project, it has been made better by the participation and input from the town Committees and Boards that have reviewed the projects along the way. As a group, they agree that this may be one of the greatest things to happen for Groton. Not only does this help gain affordable housing, something Groton doesn’t have much of, but it is also a re-use project, it is the center of the town, it uses town water and sewer and is close to the rail trail. Mr. Anctil and the Omni Team believe this will be a great opportunity for the town.

**Discussion:**

Member Easom asked if the Board had any questions, focusing on the process of this 40B application. Public comment and questioning will be open after this, again focusing on the process.

Attorney Alphen mentioned that determining peer reviews for this process would be an important step for the process, and to possibly even select certain meetings to go over these specific topics so that the peer reviewers can plan to be there at those meetings. Would the Board be willing to direct Attorney Alphen to see if he can engage in a couple of peer reviewers and get them prepared for the upcoming public hearings?

Member Petropolous asked how costs for peer review were handled. Attorney Alphen said that this would be paid for by the applicant and then it would be a matter of setting up a 53G Account. Mr. Petropolous also asked how the applicant can make themselves accessible to abutters and residents who have questions or concerns. He mentioned how the public is concerned about being able to access ~~accessibility~~ the information for this project and that they would like to be more informed about this. Is there a way for the applicants to meet with the abutters, and others, about topics that they are concerned about? John Amaral said that they will be offering to meet with the abutters, but wanted to present tonight to show additional information. The next step would be reaching out to them.

If anyone has questions or concerns about this project and they wanted to write a letter or submit an email or similar, to go ahead and do so. However, it is also very important that concerns should be brought up during public meetings. This will ensure others that may also have these questions and concerns that they are being addressed. However, this team is addressing concerns as they receive them.

Member Prager asked what input the board has with peer reviewers because they will need to take into consideration local needs as well as technical aspects. What extent do they get in the involvement of the selection? Attorney Alphen said that the pick of peer reviewers is up to the Board and that he recommends that they use who Planning Board uses, but that he also has a few people in mind for experts that have worked on 40B projects before, if the Board would not mind taking them into consideration. Chairman Easom said that he would be willing to reach out to the Planning Board and other Boards in Town and come back with a potential list of peer review experts. The other members of this Board agreed for him to follow through on this.

Member Peisel asked if they would be able to hear from town businesses that would be included in this project, like GELD, who would be providing the electric to this community. With 200 units, there would be concern because it is all electric. Chairman Easom said that this questions answer would come up during the Civil part of the review process.

Chairman Easom said that if the public had any comments, questions or concerns, that it would be helpful if they submitted it in writing and then the Board can read it into the record on the night in which they discuss those topics. However, everyone will have an opportunity to come forward with these as well.

Select Board Member Becky Pine had a couple suggestions about the process. She mentioned that given the crowd that showed up to this meeting, she suggested possibly moving the location to be held at a larger location, like the Senior Center. Ms. Pine also asked if this public hearing will continue to stay open for public comment throughout the process, or will public comment be cut off at some point? Chairman Easom said that the intention was to continue the public hearing from meeting to meeting and to only close the public comment once all the information that is needed to make a decision happens. This will then start the clock for that part of the process. The public should be able to ask questions or present concerns at the beginning or end of the public hearings in all of these sessions. Ms. Pine also suggested to create a dedicated email for this 40B application so that there is one set location for comments for this project, rather than the possibility of various emails.

**Chairman Easom opened the floor for public comment:**

Michelle Collette, ADA Coordinator, read a letter into the record. She wanted to note that her and Mr. Amaral did meet on accessibility on November 30th. Her questions included: What modifications will be necessary to convert such units? Will any of the townhome units be accessible or adaptable? Where will the “additional hearing impaired units” be located and are they being counted as part of the required 5% accessible units? Will there be provisions made for people who are deaf and hard of hearing? Are there plans to create accessible units for people who are blind or have low vision? Will the amenities, such as the swimming pool and fitness center, be accessible for all residents? Mr. Amaral said he would be willing to meet with Ms. Collette to answer these questions and make these answers available for the board and the public.

Deanna DeVito, Groton resident, asked about peer reviews and that it was important to get a department transportation and road assessments/traffic study. She brought up the concern of being hit when crossing the road on this street and that sidewalks can be an issue if crossing. Ms. DeVito also wasn’t sure about how left-hand turns would work during busy traffic hours and that a solution should be made about this, if one has not already been considered. She also mentioned how she personally thinks that 200 units is too much and that she would rather see more townhouse style buildings than the tall multi-unit buildings. In addition to the dog park, she also would like the applicants to consider an outdoor work-out area. Chairman Easom said that the majority of her concerns and questions will be brought up during the specific segments of this application at later meeting dates, such as a traffic study, architectural review and civil and architectural review.

A West Groton resident had a question about waivers and what is in scope for local concerns. Attorney Alphen said that local concerns are the need for affordable housing and the impact to local concerns, such as health, safety, environment, design, open space and overall planning. Infrastructure could be a local concern if there is a major impact if there is going to be anything that will cause a large disruption to town, but this impact happens far and few between. The impact of school children is out of the scope for this comprehensive permit. This resident asked if the waiver on height would fall under local concern and Attorney Alphen agreed that it would be. It is up to the Board to allow these waivers or not.

Kristen Frank, Groton resident, asked about the tax revenue and if this will be calculated and spelled out for the community to show if it increases. Attorney Alphen said that this isn’t something that is exactly a part of the scope of this application but it could be something that would be helpful information to residents. The applicants will be reaching out to the Town Assessor’s but they have had previous experience similar to this project, so they are able to go off of these other projects and can make assumptions based on those for this project. Ms. Frank also asked if the Town is allowed to ask for conditions, such as schools becoming part of this discussion. It was stated that this was more of an appeals question and it is likely that this project will be either an approval or an approval with conditions project, but the conditions that should be focused on are local impact. She also asked if it was possible the meetings could be coordinated with other meetings held within the Town so that more residents could attend. Chairman Easom that it would be difficult to do this, however these meetings will be recorded on The Groton Channel and are easily accessible to be watched and anyone is welcome to submit questions or concerns.

A West Groton resident asked if the public will be able to ask questions throughout the entirety of process. Chairman Easom said that after the public hearing closes, public comment will not be permitted. Only voting members will be the ones to vote on what is or is not approved.

Chairman Easom wanted to start a discussion on what peer reviews will be needed. Civil, Stormwater, Traffic are important peer reviews to look into and all Town departments should be asked if they had any comments in regards to this application.

Pro-forma is currently not a major concern, so this will be brought up later on if it needs to be. There is a public document that has been submitted and is both online on the ZBA website page on the Groton website and can be viewed in person at Town Hall.

The Chair will entertain a motion to approve reaching out to identify potential peer review experts in the following areas: Civil (including utilities, sewer, ADA, stormwater) and Traffic. **Member Prager made this motion and the motion was seconded by Member McCoy and was carried unanimously via roll call vote.**

**Member McLaughlin made a motion that the Board allows the Chair and Attorney Chris Alphen to engage peer reviews and the motion was seconded by Member McCoy and was carried unanimously via roll call vote.**

Select Board Member Becky Pine asked if there was a regular meeting schedule determined. Chairman Easom answered this and said it was the next thing to be discussed but there has been offline discussion of having a meeting every two weeks, but it will need to be agreed upon with the Board and the applicants. Ms. Pine also asked if this process is expected to take the full six months and Attorney Alphen said that in practice it is often extended and it is likely to take the full six month. Extensions could still occur but the applicant is under no legal obligation to extend. Chairman Easom mentioned that if, for whatever reason, no decision can be made, the State approves the application as presented.

Takashi Tada, Town Planner, wanted to mention that the Planning Board and the Stormwater Committee have a standing contract with a firm that has been used for many years and will be willing to share this information with Attorney Alphen and the Board to expedite the process of a peer review search.

Greg Roy, with Dillis & Roy, presented on behalf of civil engineering for this project. He explained how they came to be with the proposed site layout. They will be utilizing the existing entrance road. At about 600 feet, the road diverges more towards the left but what you can view from the street will look like what it currently looks like today. The taller buildings will be located in the rear of the site and the closest point to the road is located 850 feet. There will be a looped road that will be 320 feet from the street. The site will have access to public water and sewer and they have communicated with these departments in the town to come up with plans. The entire development would be serviced and the water main system is being proposed as a looped system. Mr. Roy said that internal traffic would circle the main site and looped roads would connect the different buildings. There will be parking off of the main entrance as well. There is almost an acre and a half of impervious land deduction on this site in this proposal as well, which includes about half an acre in the buffer zone. Greg Roy lastly mentioned that if they did nothing on this site and just reduced the impervious area, it would reduce the stormwater running off of the site.

Jeremy Baldwin introduced himself as the architect on this project and mentioned his previous experience with Groton and 40B applications.

Michael Radner with Radner Design Associates, is one of two landscapers on this project. Toby Wolf, his partner, also introduced himself. They have previous experience in multi-family and 40B projects. Their main goal is to focus on the best experience the residents for this project. Toby Wolf explained that he worked on the architectural review board for the downtown historic overlay and is a part of the Groton conservation trust as well. They both have been collaborating on the design for this project and are focusing on adding planting to add to the biodiversity that makes this town special.

Brian Butler from Oxbow Associates introduced himself next and explained his various experience with 40B applications.

There had been talk about intervals of meetings being held every two weeks. Chairman Easom asked if the Board and the Applicants are still able and willing for these meetings to be held that way. Applicant John Amaral said that his team would be able to gather anyone who would be needed for each meeting and believes that this will help keep this application on track and that it will also help with closing this application in the six-month timeframe. It was agreed upon both the Board and Applicants every other week meetings should be held.

The next meeting will be held on April 5, 2023 at 6:30 PM**.**

The main topics for this meeting will be architecture review, peer review selection and safe harbor.

***Member Prager made a motion to continue this public hearing to the 5th of April, 2023. Member McCoy seconded this motion and carried unanimously via roll call vote.***

**General Business**

**Approval of Minutes from March 8th, 2023**

Member Petropolous mentioned edits to be made in one of the paragraphs that mentioned pre-fabricated stairs and Mr. Ringwall and Bob Garside. Approval of these minutes to be continued to the next meeting, after corrections are made.

Considerations of advertisement to be made for this 40B application. Amanda Urmann to ask IT Department to see if they should create a new link for the 40B application or if they are able to link the 40B application to scroll to the documents when someone clicks that main link on the Groton website.

There are no updates on the other 40B application.

**Member Prager made a motion to adjourn. Member Peisel seconded the motion and carried unanimously via roll call vote.**

A motion to adjourn at 9:15 PM