



# Town of Groton Meeting Notice

Town Clerk  
173 Main Street  
Groton, MA 01450  
(978) 448-1100

## Planning Board Meeting

Thursday, February 27 2025 at 7:00 PM  
Other: See Agenda, Specified in Agenda ,

This meeting was posted Friday, February 21 2025 at 9:10 AM

## Agenda

### GROTON PLANNING BOARD

Thursday, February 27, 2025, at 7:00 PM

Virtual Meeting Broadcast on Zoom and the Groton Channel Pursuant to the Open Meeting Law and Chapter 2 of the Acts of 2023

Zoom Webinar ID: 817 1908 2150

Zoom Link: <https://us02web.zoom.us/j/81719082150>

Or Dial In: 1-929-205-6099 or 1-301-715-8592

### AGENDA

7:00 PM

Public Hearing – Proposed Zoning Bylaw Amendment, Floodplain Overlay District

7:15 PM

Discussion – Master Plan Update, Approve Final Revisions

7:30 PM

Public Hearing continuation – Proposed Zoning Bylaw Amendment, MBTA Communities Multi-Family Overlay District

7:45 PM

Public Hearing continuation – Definitive Subdivision Plan and Special Permit for Major Residential Development, “Gratuity Brook Farm Estates”, 63 Gratuity Road, Assessors’ Parcel 216-47 (Routhier & Roper Gratuity Road, LLC)

Public Hearing continuation – Issue Special Permit for Wellness Studio Use, 134 Main Street, Basement Unit, Assessors’ Parcel 113-9.1 (Y. Kumar)

Discussion – Letter of Support for Sustainability Commission’s Climate Resolution

Discussion – Issue Special Permits for Hammerhead Lot and Shared Driveway, 101 Longley Road, Assessors’ Parcel 225-28 (C. Curtis)

Discussion – Other Zoning Amendments for 2025 Spring Town Meeting

- Accessory Dwelling Unit (ADU) Cleanup

#### Project Updates

- Groton Hill Music Center
- Village at Shepley Hill
- Kilbourn Place, 240 Main Street
- Village Meadows (Bluebird Lane)
- Groton Farms, 500 Main Street
- Monarch Path Subdivision

#### Committee Updates

- Complete Streets Committee
- Community Preservation Committee
- Conductorlab Oversight Committee
- ZBA Updates
- Sign Committee

#### General Business

- Meeting Minutes

#### Planning Board Meeting Schedule

2<sup>nd</sup> & 4<sup>th</sup> Thursdays, generally:

- February 13 (Zoom) & 27 (Zoom)
- February 24 – in joint session with Select Board (hybrid)
- March 13 (Zoom) & 27 (in person)

*Votes may be taken at any time during the meeting. The listing of topics that the Chair reasonably anticipates will be discussed at the meeting is not intended as a guarantee of topics that will have been discussed. Not all topics listed may in fact be discussed, and other topics not listed may also be brought up for discussion to the extent permitted by law.*

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