

Groton Joint Board Meeting – Draft Zoning Discussion

May 29, 2018

In attendance were representatives of the Board of Selectmen, Planning Board, Conservation Commission, Zoning Board, the Citizens Advisory Committee, and interested members of the public.

Feedback received from the participants included:

- Need to Check the Conservation Easements (especially the ones by Halls Brook Road) to see if they allow any uses or types of development that are in conflict with the proposed zoning.
- Concern over setbacks making everyone in non-compliance
- Percent of undeveloped but developable land in rural residential district?
- Look at average lot sizes in each district to help determine minimum lot size for residential use.
- Other water protection besides that for aquifer? Riparian Buffer Zones?
- There is a second aquifer near Sculptured Rocks Road near Beaver Pond Road – evidence of flooding in this area as well.
- Rural Res – Halls brook – No highway feel. Keep the same character.
- Concern over Energy/Business District in changing “feel”, appearance, etc. of town and damage to natural resources. (Pollution, surface runoff, etc.)
- Performance standards may need to be used as well.
- Are a few small businesses in town better than larger industrial plant?
- What are the possible development areas in the RE & B District?
- Maxim in the F&C District – would hate to see them fall under a hardship in the new zoning
- Grandfathering, setbacks, future building, etc. all need to be considered.
- Concern related to prohibiting business too much – increasing tax pressure on residents.
- Small business (such as a village store) may be an appropriate use, but does that lead to a Dollar Store, paved areas, etc? What business is best – cost of community services study!
- Some fears that zoning will be “opening the town to suburban development”
- Water is important to protect

- Residential and Conservation Subdivisions – be sure to subtract for steep slopes, wetlands, etc.
- Tighten up the allowable uses in the RE & B District.