



# Town of Groton Meeting Notice

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

## Planning Board Meeting

Thursday, April 10 2025 at 7:00 PM  
Town Hall: Second Floor Meeting Room, 173 Main Street Groton, MA

This meeting was posted Friday, April 4 2025 at 9:10 AM

## Agenda

The following agenda was added or modified on 2025-04-09 11:57:53 by fstanley@grotonma.gov.

### GROTON PLANNING BOARD

Thursday, April 10, 2025, at 7:00 PM

Town Hall, 173 Main Street

Second Floor Meeting Room

### AGENDA

7:00 PM

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

Discussion – Monarch Path Road Acceptance, As-Built Plan Review

Discussion – Approval Not Required (ANR) Plan, 101 Longley Road, Assessors' Parcel 225-28 (C. Curtis)

Discussion – Approval Not Required (ANR) Plan, Apple Valley Center, 400 Groton Road and Old Ayer Road, Ayer Assessors' Parcels 4-2 & 4-2B and Groton Assessors' Parcel 221-43.1 (**added 4/9/2025**)

7:30 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)

7:45 PM

Public Hearing continuation – Special Permit Application for Shared Driveway, 10 Worthen Drive, Assessors Map 221, Parcels 14, 14.2, & 14.3 (J. Gilson)

Discussion – Spring Town Meeting Reports

- Master Plan presentation
- Zoning Articles

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

- April 10 (in person) & 17 (if needed)
- May 8 & 22

*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.*

**If there was previous agenda for this meeting it is below**

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