



Town of Groton Meeting Notice

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

Planning Board Meeting

Thursday, August 28 2025 at 7:00 PM
Other: See Agenda, Specified in Agenda ,

This meeting was posted Thursday, August 21 2025 at 3:25 PM

Agenda

The following agenda was added or modified on 2025-08-26 15:06:09 by fstanley@grotonma.gov.

GROTON PLANNING BOARD

Thursday, August 28, 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: 892 1399 8102

Zoom Link: <https://us02web.zoom.us/j/89213998102>

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

AGENDA

7:00 PM

Discussion – Special Permit & Site Plan Review Decisions of Approval for a Satellite Emergency Facility (SEF), 490 Main Street, Assessors Map 216, Parcels 96, 98, 99 (UMass Memorial Health Care)

7:15

Public Hearing – Definitive Subdivision Plan and Flexible Development Special Permit, Madigan Hill, 423 Old Ayer Road, Assessors Map 221, Parcel 20 (P. Madigan)

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

Discussion – Approval Not Required (ANR) Plan – 468, 478 & 490 Main Street, Assessors Map 216, Parcels 96, 98 & 99 (492 MG LLC and Quality Green Homes LLC) (*added 8/26/2025*)

Discussion – Master Plan Implementation, Coordination with Housing Production Plan Goals

Discussion – Correction of Lot Shape Formula in Zoning Bylaw

Project Updates

- Florence Roche Elementary School – Project Closeout
- Gratuity Brook Farm Estates
- Groton Farms
- Groton Hill Music Center
- Hayes Woods Lane
- Kilbourn Place, 240 Main Street – Noise Complaints
- Monarch Path – Road Acceptance
- Village at Shepley Hill
- Village Meadows (Bluebird Lane) – As-Built Plan Review

Committee Updates

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

General Business

- Meeting Minutes

Planning Board Meeting Schedule

2nd & 4th Thursdays, generally

- August 14 & 28
- September 11 & 25
- October 9 & 23

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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