



Town of Groveland Planning Board

183 Main Street
Groveland, MA 01834

APPROVED April 23,
2019
MOTION: Robert Arakelian
made a motion to approve
the March 26, 2019 meeting
minutes. Robert Danforth
seconded the motion. The
vote was 4-0, unanimous in
favor.

TOWN OF GROVELAND
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Board/Committee Name: PLANNING BOARD
Date: TUESDAY, March 26, 2019
Time of Meeting: 7:30PM
Location: TOWN HALL

Present: Robert Arakelian, Robert Danforth, Lisa Chandler Walter Sorenson

Absent:

Staff Present: Rebecca Oldham

Walter Sorenson, Vice Chairman: The Planning Board meeting for Tuesday, March 26, 2019 was called to order at 7:30 PM.

MINUTES APPROVAL

MOTION: Lisa Chandler made a motion to approve the March 5, 2019 meeting minutes. Robert Arakelian seconded the motion. The vote was 3-0, unanimous in favor.

APPLICATIONS FOR REVIEW

Sewell Street, Jeffrey Hofmann with Millennium Engineering on behalf of William Daley: ANR Application.

Jeffrey Hoffman: The application before you is a FORM A for Sewell Street at the Quarry site. The owner is looking to convey a portion of the parcel to the Division of Fisheries and Wildlife, about 10 acres which has been labeled not a buildable lot. Additionally, the owner is looking to create one lot, instead of 8 separate lots held under common ownership.

W. Sorenson: Since the parcel is being given to the Division of Fisheries and Wildlife, do I have a motion to waive the filing fee?

MOTION: Lisa Chandler made a motion to waive the filing fee. Robert Arakelian seconded the motion. The vote was 3-0, unanimous in favor.

MOTION: Lisa Chandler made a motion to approve and endorse the FORM A for Sewell Street. Robert Arakelian seconded the motion. The vote was 3-0, unanimous in favor.

Salem Street, William Holt on behalf of Dehullu Homes: Application for a Definitive Subdivision.

MOTION: Lisa Chandler made a motion to accept the application for a Definitive Subdivision named Oakland Terrace and Maple Meadow Lane. Robert Arakelian seconded the motion. The vote was 3-0, unanimous in favor.

PUBLIC HEARINGS

CONTINUED: 180 Center Street, Thad Berry on behalf of Thomas Zarrella: Application for Aquifer Protection Overlay District Special Permit under Section 6.2 of the Town of Groveland Zoning Bylaw. Application for Site Plan Approval under Section 13 of the Town of Groveland Zoning Bylaw. Application for Stormwater Management and Land Disturbance Permit under Article 14 of the Town of Groveland Bylaw to construct a new access driveway, barn addition with a new caretaker's residence, new stables and septic system. The site is located in the Industrial (I) Zoning District. The proposed project is located at 180R Center Street Groveland, MA 01834 (Assessors Map 41, Parcel 41).



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MOTION: Lisa Chandler made a motion to open the CONTINUED Public Hearing for 180 Center Street for Aquifer Protection Overlay District Special Permit, Site Plan Approval and Stormwater Management and Land Disturbance Permit. Robert Arakelian seconded the motion. The vote was 3-0, unanimous in favor.

Town Planner: The Board needs to make a formal vote on the proposed waivers:

- Section 9.3.1 – While it is understood via the report that parking spaces will not be painted, the plans should show the proper dimensional requirements of 9' wide by 20' long for off street parking spaces. The proposed layout is attempting to minimize the grading impacts to the buffer zone. Due to the low volume of traffic 9'x18' parking stalls are adequate. The Planning Board agreed.
- Section 9.3.6 – Proposed parking along the eastern property line is shown approximately 3' from the property line. A 10-foot minimum buffer is required between parking and side, or rear lot lines. The parking exists in this location today, and the Applicant will improve the buffer by installed evergreen plantings. The Planning Board agreed.

MOTION: Lisa Chandler made a motion to approve the waiver of Section 9.3.1 and Section 9.3.6. Robert Arakelian seconded the motion. The vote was 3-0, unanimous in favor.

Town Planner: Also, before we close the hearing the Applicant would like to make a request to reduce the bond.

Peter Ellison with TEC, Peer Review Engineer: The reason the bond was established was to accommodate the area of disturbance and the need to replace those materials if the project is abandoned. The land is largely forested and the plan calls for a large area to be loamed and seeded. Additionally, there is the sensitive nature of the culvert replacement and wetlands replication.

Thomas Zarrella, Applicant: The bond is set too high. We are not bringing any loam to the site. The erosion control is set at \$10,000, we have already purchased the materials in order to comply with NHESP. Why do we need to bond for that? How about we remove \$164,000 for the loam and erosion control.

P. Ellison: I would recommend the Planning Board keep the erosion control because there is a high probability that throughout this project the erosion control will need to be replaced. In terms of the loam, it is hard to estimate what is currently out there. If there is no loam being brought to the site, we can cut down the unit cost and have a total estimate of about \$15,000 for that item.

Larry Kelly with Kendall Construction, Applicant Site Contractor: This is a private job, there is no reason we should have a bond.

Town Planner: While a reduction is in consideration a complete dismissal of the bond is ill advised. The project is located in the Aquifer Protection District. That is the Town's drinking water and the Town needs some protection to mediate the situation if the site, during construction, becomes abandoned.

L. Kelly: Understood. However, no material will leave the site, there will actually be an excess of loam when we have to dig the roadway. Will the Applicant be able to submit a schedule of values for release?

W. Sorenson: The Applicant can certainly submit a schedule of values for release when submitting the bond. That is standard practice. How about we meet in the middle and propose a reduction from \$380,000 to \$200,000.

Town Planner: Please note that \$20,000 of that bond will be exclusively for the Conservation Commission and the Applicant will submit a letter acknowledging this \$20,000 is allowed to be held by the Planning Board as part of a larger bond to satisfy the requirement set forth in the Conservation Commission Order of Conditions.



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MOTION: Lisa Chandler made a motion to accept the reduction of the bond to \$200,000. Robert Arakelian seconded the motion. The vote was 3-0, unanimous in favor.

Mark Glovsky, Applicant's attorney: We would also like to have the Board reconsider the parking condition that requires the Applicant to provide a parking study one year after occupancy.

MOTION: Lisa Chandler made a motion to accept the language modification for the parking study. Robert Arakelian seconded the motion. The vote was 3-0, unanimous in favor.

MOTION: Lisa Chandler made a motion to CLOSE the Public Hearing for 180 Center Street for Aquifer Protection Overlay District Special Permit, Site Plan Approval and Stormwater Management and Land Disturbance Permit. Robert Arakelian seconded the motion. The vote was 3-0, unanimous in favor.

MOTION: Lisa Chandler made a motion to APPROVE the drafted decision with amendments for 180 Center Street for Aquifer Protection Overlay District Special Permit, Site Plan Approval and Stormwater Management and Land Disturbance Permit. Robert Arakelian seconded the motion. The vote was 3-0, unanimous in favor.

CONTINUED: 301 Main Street, Zong Yang: *Application for Site Plan Review under Section 13 of the Town of Groveland Zoning Bylaw to utilize the site for Retail-Small, as identified in the Groveland Zoning Bylaw in Section 4.5 Table of Uses. The site is located in the Business (B) Zoning Districts. The proposed project is located at 301 Main Street Groveland, MA 01834 (Assessors Map 10, Parcel 001).*

Town Planner: The Applicant and his engineers have met with the Peer Review Engineer and are revising the plans. They have requested to continue to the next meeting. On our current schedule we meet the first and third Tuesday of every month. Since we pushed this meeting back a week, how would the Board prefer to handle scheduling next month?

BOARD: School vacation is the week of the 16th and a week is not enough time to get things ready for review, so let's schedule one meeting next month and meet on April 23rd.

MOTION: Lisa Chandler made a motion to CONTINUE the Public Hearing for 301 Main Street for Site Plan Approval to April 23, 2019. Robert Arakelian seconded the motion. The vote was 3-0, unanimous in favor.

DISCUSSION & POSSIBLE VOTE

Lot Release: Lot 15, Pinewood Grove

Town Planner: The current homeowner is selling his house and looking to sign a purchase and sale agreement. The attorney's buyer is looking for a release from conditions by the Planning Board for the subdivision plan approved in 1958. The Planning Board signed a similar release in 1979 for lot 16. There are no outstanding conditions.

MOTION: Lisa Chandler made a motion to approve the Lot Release for Lot 15 at Pinewood Grove. Robert Arakelian seconded the motion. The vote was 3-0, unanimous in favor.

Robert Danforth arrived at 8:21PM.

ADJOURNMENT

MOTION: Lisa Chandler made a motion to adjourn the meeting. The motion was seconded by Robert Arakelian. The vote was 4-0, unanimous in favor. Meeting adjourned at 8:23PM.