



Town of Groveland Planning Board

183 Main Street
Groveland, MA 01834

APPROVED June 11, 2019
MOTION: Walter Sorenson made a motion to approve the May 21, 2019 meeting minutes. Brad Ligols seconded the motion. The vote was 5-0, unanimous in favor.

Board/Committee Name: PLANNING BOARD
Date: TUESDAY, May 21, 2019
Time of Meeting: 7:30PM
Location: TOWN HALL

Present: Robert Danforth, Walter Sorenson, Lisa Chandler, Brad Ligols (Associate Member)

Absent: Robert Arakelian

Staff Present: Rebecca Oldham

Public Members: See attached.

Walter Sorenson, Vice Chairman: The Planning Board meeting for Tuesday, May 21, 2019 was called to order at 7:31 PM.

REORGANIZATION OF BOARD – ELECTION OF CHAIR AND VICE CHAIR

New appointments must be made after every annual election, as established through Board policy. The new appointments will serve in these roles until the next town election in May 2020.

MOTION: Brad Ligols made a motion to elect Robert Danforth to Chair. Lisa Chandler seconded the motion. The vote was 4-0, unanimous in favor.

MOTION: Robert Danforth made a motion to elect Lisa Chandler to Vice-Chair. Brad Ligols seconded the motion. The vote was 4-0, unanimous in favor.

MINUTES APPROVAL

MOTION: Lisa Chandler made a motion to approve the May 7, 2019 meeting minutes. Walter Sorenson seconded the motion. The vote was 4-0, unanimous in favor.

PUBLIC HEARINGS

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: A letter was submitted on May 8th to MassDOT to inquire about the curb cut. Senator Tarr, Representative Mirra and the Applicant were copied on the letter. The Applicant has sought legal counsel with Blatman, Bobrowski & Haverty, LLC. He has requested to continue until the next meeting on June 4th. A signed continuance was timestamped with the Town Clerk on May 20th.

MOTION: Walter Sorenson made a motion to CONTINUE the Public Hearing for 301 Main Street for Site Plan Approval to June 4, 2019. Lisa Chandler seconded the motion. The vote was 3-0, unanimous in favor.

CONTINUED: 733 Salem Street, Dehullu Homes: *Application for a three (3) lot Definitive Subdivision Plan titled Oakland Terrace and Maple Meadow Lane in accordance with M.G.L. Chapter 41, Section 81O and the Town of Groveland Subdivision Rules and Regulations with associated Stormwater Management & Land Disturbance Permit under Article 14 of the Groveland General Bylaws. The site is located in the Residential 1 (R-1) and Residential 2 (R-2) Zoning Districts. The*



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proposed subdivision is located at 733 Salem Street Groveland, MA 01834. (Assessors Map 39, Parcel 68).

MOTION: Lisa Chandler made a motion to OPEN the continued Public Hearing for 733 Salem Street for a three (3) lot Definitive Subdivision. Walter Sorenson seconded the motion. The vote was 3-0, unanimous in favor.

William Holt, Project Manager: We have drafted updated plans and have drafted comments to the peer review letter submitted by TEC. We have not yet submitted the plan and comments to TEC. We intend to send them tomorrow. We have met with the Water Commission and based on that conversation may opt to install wells on the lot. The plan shows both options. We are also scheduled to appear before the Conservation Commission for a local Notice of Intent and a state RDA.

PUBLIC COMMENT

Carly Colombo, 147 Washington: I am concerned about the septic system and the leach field. Specifically, the proximity to the abutting lot, my lot, and the slope of the land. Plus, all this land is very wet. How are they going to connect? All the piping to the tank and at such a substantial grade?

W. Holt: The wetlands are governed under the Conservation Commission and we are scheduled to meet with them on June 12th. As an abutter you should receive notification of this meeting. The septic system is regulated under the Board of Health and Title 5.

Janet Fauth, 149 Washington: On the plan it shows a sliver of a lot that is abutting my lot. What is the plan for this piece of land?

W. Holt: The Developer intends to offer, for purchase, the additional lots that are not needed for the development to the homeowners in which the lot abuts. If the homeowner chooses not to buy the lot, it will be combined to the larger parcel that may be purchased by the Town or remain open space.

Walter Sorenson: I am not going to be available for the June 4th meeting.

BOARD: Discussed schedules and decided to schedule one June meeting for June 11th.

Town Planner: I will work with 301 Main to see if they will extend their continuance until this date and will make the changes to the calendar.

MOTION: Walter Sorenson made a motion to CONTINUE the Public Hearing for 733 Salem Street for a three (3) lot Definitive Subdivision Plan to June 11, 2019. Lisa Chandler seconded the motion. The vote was 4-0, unanimous in favor.

ADJOURNMENT

MOTION: Walter Sorenson made a motion to adjourn the meeting. The motion was seconded by Lisa Chandler. The vote was 4-0, unanimous in favor. Meeting adjourned at 8:01PM.

SIGN-IN PB MTG 5/21/16

NAME

ADDRESS

W HOLT

OAKLAND TERRACE

Janez Faulth

149 Washington

Ron Faulth

149 Washington

Keli Colombo

147 WASHINGTON ST.