



# Town of Groveland Planning Board

183 Main Street  
Groveland, MA 01834

**APPROVED July 16, 2019**  
MOTION: Lisa Chandler made a motion to approve the June 11, 2019 meeting minutes. Robert Arakelian seconded the motion. The vote was 3-0, unanimous in favor.

Board/Committee Name: PLANNING BOARD  
Date: TUESDAY, June 11, 2019  
Time of Meeting: 7:30PM  
Location: TOWN HALL

Present: Robert Arakelian, Robert Danforth, Walter Sorenson, Lisa Chandler, Brad Ligols (Associate Member)  
Absent:  
Staff Present: Rebecca Oldham

Robert Danforth, Chairman: The Planning Board meeting for Tuesday, June 11, 2019 was called to order at 7:30 PM.

## MINUTES APPROVAL

**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.

## INVOICES: Approval of outstanding invoices.

DESCRIPTION	AMOUNT
TEC – 180R Center (Blue Standard Stable)	\$2,166.40
TEC – 301 Main Street	\$1,170.00
TEC – Oakland Terrace	\$520.00
TEC – Nelson Street (Storage Facility)	\$477.40

**MOTION:** Lisa Chandler made a motion to approve the outstanding invoices for TEC for Oakland Terrace, 301 Main, 180R Center Street and Nelson Street. Walter Sorenson seconded the motion. The motion passed with 4 votes in favor, and 1 abstention (Brad Ligols).

**BOARD:** Noted some members would be absent at the next meeting scheduled for July 2<sup>nd</sup>. Board decided to cancel the first meeting of the month and keep the second regularly scheduled meeting, July 16<sup>th</sup>. We will only have one meeting in July.

## 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).*

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

Mark Bobrowski with Blatman, Bobrowski & Haverty, LLC, Applicant's Attorney: This is an application for Site Plan Approval for small retail. Additionally, the Applicant has reduced the amount of parking spaces and is requesting a special permit under Section 9.4. I would first like to point out a few things. There is no use restriction on the property. When the former owner was paid for the taking

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by MassDOT there was nothing in the deed that restricted the use of the property. There is an appraisal that makes mention of the use of the building. However, that is not a legal document. The Applicant is prepared to accept a condition that he would need to improve the access. Lastly, this will be for use as a retail small by appointment only.

Peter Ogren with Hayes Engineering, Applicant's Engineer: The only change on the site plan is the access. After all the work that was done on the plan, the consensus among the Board was that the access was still inadequate for two-way traffic. So we changed the design for the handicap ramp. The ramp will be flush with the building itself. The width is still the same width of the curb cut as constructed, 23 feet, however improved through the angle of the access.

Ken Cram, 2 Ruby Circle, Bradford: The curb cut as constructed is in front of the existing building. By moving the ramp over and extending the pavement line you get about 20 feet width which is adequate for two-way traffic. We expect this to be a low traffic trip generator. All the proposed improvements are on the owner's property and outside the MassDOT layout. So we hope that MassDOT won't have any trouble with the proposal.

Walter Sorenson: What is plan B? It looks like some of that curb needs to be moved and the light needs to be moved. What is the traffic flow count? I want to see whatever you are going to submit to MassDOT.

K. Cram: We have not done any traffic flow counts. We will do a right hand restriction.

W. Sorenson: We talked about removing the wall.

K. Cram: The wall cannot be moved. It is a structural component of the bridge.

M. Bobrowski: This will be small retail by appointment only, it will not have any more than two appointments at a time.

W. Sorenson: What is the traffic count?

R. Danforth: Under 13.5.8, *the Planning Board may require a Traffic Impact Analysis if the project generates more than 250 vehicles trips per or if deemed necessary by the Planning Board.* You may not need a traffic count.

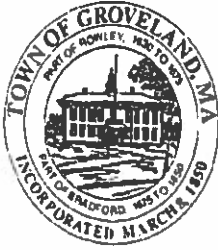
W. Sorenson: How much parking is there?

M. Bobrowski: The small retail will need a maximum of three parking spaces and the Post Office has five spaces. We are asking for a reduction to allow 10 parking spaces on site. The Post Office is a federal entity. Under the Supremacy Clause they are supreme law of the land. So they can really do whatever they want, despite this process. We can meet your parking requirements. But if we are trying to improve the site it works more efficiently with less parking. We appreciate the desire for detailed information but this may be a little excessive.

W. Sorenson: We work for the residents of the Town and we need to do our due diligence. That is our oath of office. I think the problem was that you weren't here in the beginning of this process and now that you are here, you are going to help straighten it all out. I would love to have MassDOT in here to help this process along. Instructed the Town Planner to make a request to have MassDOT attend the next meeting.

R. Danforth: This building is supposed to be separate. But there is only one handicap for both buildings.

P. Ogren: They can use the same space. It is not exclusive to the building. It is one lot with two principal uses.



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## Public Comment

**Brian Connell, Norwood Insurance, 291 Main Street:** I recognize we are talking about a proposed low impact use. However, I do not think anyone has a good feeling about this use and to the extent that it will result in minimal traffic. Especially if we close off our driveway. As an experiment we did close off our driveway to see how this would work for egress and ingress. I think we all saw the impact that it had on the site at the site visit. Also, if they are doing a reduction in parking it cannot be a safety concern and must be a betterment to the public, and as proposed, it is not. I think most of you here were at the site visit. We could all see the egress is still very limited. You are at a crosswalk, stop sign, and main intersection. We see large trucks coming down for the Post Office and the charitable bin in the back. The site is severely restricted. I think these gentlemen have done a very good job at making this access better. But if that is going to be the access we really need to look at those traffic numbers. It's a traffic concerns, a safety concern and not a betterment.

**Lisa Chandler:** The traffic count needs to account for the insurance driveway. Cars are entering that driveway to get to the Post Office.

**James Bevelacqua 26 Coleman Road:** If this did get approved under certain conditions, who would enforce those conditions?

**L. Chandler:** The Building Commissioner is the enforcement officer.

**Mike with Bentley Pontoons:** I am a potential tenant and I am looking to occupy the space and store two boats. It would be used for showroom purposes. Clients would make an appointment to view the boat. I would be there twice a week; it is not a daily operation on site.

**R. Danforth:** I see Star Construction here. What are you planning for the site?

**Bob Williams with Star Construction:** You have a building in the middle of your town that is falling down. I have an opportunity to move my facility into my geographic business area. We are here on a fact finding mission. Is the building going to be utilized? If he finds another tenant, so be it, I have a proposal into him and he hasn't said one way or the other. This is a fact finding mission.

**Peter Ellison with TEC, Peer Review Engineer:** I reviewed the plan changes and they are trying to improve the access. However, when we met in the field, it was stated we needed to see coordination with DOT and traffic data.

**MOTION:** Walter Sorenson made a motion to CONTINUE the Public Hearing for 301 Main Street to July 16<sup>th</sup> and require submission of traffic data for the site. Lisa Chandler seconded the motion. The vote was 4-0, unanimous in favor.

**MOTION:** Walter Sorenson made a motion to accept the continuance for 301 Main Street to July 31, 2019. Lisa Chandler seconded the motion. The vote was 4-0, 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 proposed subdivision is located at 733 Salem Street Groveland, MA 01834. (Assessors Map 39, Parcel 68).*

**R. Danforth:** The Applicant has requested to continue until the next meeting so they can work with the Water Board.



# Town of Groveland Planning Board

183 Main Street  
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**MOTION:** Lisa Chandler made a motion to CONTINUE the Public Hearing for 733 Salem Street for a three (3) lot Definitive Subdivision to July 16, 2019. Walter Sorenson seconded the motion. The vote was 5-0, unanimous in favor.

## **DISCUSSION & POSSIBLE VOTE**

**929-931 Salem Street, Halim Choubah & Fadi Issa:** Stormwater Management & Land Disturbance Permit.

**Town Planner:** At the meeting on May 7<sup>th</sup> the Board voted to approve the extension and insubstantial change for the permit associated with 929-931 Salem. Upon further review it was noticed that the project also required a Stormwater Management & Land Disturbance Permit. However, there is a stipulation in the regulation that would exempt the Applicant from compliance but only after the Planning Board determined so upon the submittal of the following:

(14.4.2.1) Two copies of a completed Application Form along with copies of the Conservation Commission's Order of Conditions. The Planning Board shall issue a Stormwater Management and Land Disturbance Permit at its next regularly scheduled meeting after receipt of said materials. The filing fee shall be waived.

All of the information has been received. I would request the Board make a formal vote so that I may draft documentation that the Applicant is in compliance with the Bylaw.

**MOTION:** Lisa Chandler made a motion to approve the Stormwater Management and Land Disturbance Permit. Walter Sorenson seconded the motion. The vote was 5-0, unanimous in favor.

## **BUSINESS**

**Community Preservation Committee Planning Board Representative**

**Town Planner:** Jim Freer was the Planning Board representative on the Community Preservation Committee. With his resignation we need to select a new representative to serve on the Committee.

**W. Sorenson:** I was the Planning Board representative prior to Jim. I can be the representative if no other members are interested.

**MOTION:** Lisa Chandler made a motion to select Water Sorenson as the Community Preservation Committee representative. Brad Ligols seconded the motion. The vote was 5-0, unanimous in favor.

**R. Danforth:** I would like to entertain the idea of starting the meetings at 7PM instead of 7:30PM.

**BOARD:** Discussed the possibility of starting the meetings a half hour earlier. Decided that they would give it a try and if it did not work and there were quorum issues they would revert back to 7:30PM.

**MOTION:** Lisa Chandler made a motion to start the Planning Board meetings at 7PM, starting on July 16<sup>th</sup>. Brad Ligols seconded the motion. The vote was 5-0, unanimous in favor.

## **ADJOURNMENT**

**MOTION:** Walter Sorenson made a motion to adjourn the meeting. The motion was seconded by Brad Ligols. The vote was 5-0, unanimous in favor. Meeting adjourned at 8:30PM.