



Town of Groveland Planning Board

183 Main Street
Groveland, MA 01834

APPROVED August 20, 2019
MOTION: Walter Sorenson
made a motion to approve the
July 16, 2019 meeting minutes.
Robert Arakelian seconded the
motion. The vote was 4-0,
unanimous in favor.

Board/Committee Name: PLANNING BOARD
Date: TUESDAY, July 16, 2019
Time of Meeting: 7:00PM
Location: TOWN HALL

Present: Robert Arakelian, Robert Danforth, Lisa Chandler

Absent: Walter Sorenson, Brad Ligols (Associate Member)

Staff Present: Rebecca Oldham

Robert Danforth, Chairman: The Planning Board meeting for Tuesday, July 16, 2019 was called to order at 7:10PM.

MINUTES APPROVAL

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.

INVOICES: Approval of outstanding invoices.

DESCRIPTION	AMOUNT
TEC – 180R Center (Blue Standard Show Stables)	\$1,594.80
TEC – Nelson Street (Storage Facility)	\$914.80
TEC- 301 Main Street	\$390.00

MOTION: Lisa Chandler made a motion to approve the outstanding invoices for TEC for 301 Main, 180R Center Street and Nelson Street. Robert Arakelian seconded the motion. The vote was 3-0, unanimous in favor.

BOARD: Noted some members would be absent at the next meeting scheduled for August 6th. Board decided to cancel the first meeting of the month and keep the second regularly scheduled meeting, August 20th. We will only have one meeting in August.

DISCUSSION & POSSIBLE VOTE

Pentucket School Permitting Requirements

R. Danforth: I have to recuse myself from this discussion as I am an employee of the school district, the Town Planner can fill the members in and Vice Chair, Lisa Chandler will lead the discussion.

Town Planner: As we all know the Pentucket Regional School District will be moving forward with the construction of the new middle/high school. The Architects recently reached out to see what permitting would be needed for the portion that lies in the Groveland town boundaries. As you can see from the plan in your packet, the only portion that will be in Groveland is a portion of the stadium and the driveway as it currently sits. Based on our bylaw this would trigger site plan review under Section 13.2.2 Construction or expansion of a structure for multi-family (three or more dwelling units), business/industrial or recreational use... As you can see in the plans they will be constructing a 7,000SF structure that will house restrooms and a small concession stand. However, also in our bylaw under 13.6 it states an application for permits to build, alter or expand any nonresidential building, structure or use in any district where such construction will not exceed a total gross floor area of 1000 square feet, or an application which will not generate the need for more than 10 additional parking spaces shall be deemed a "minor site plan. A minor site plan would allow the Board to waive any of

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the requirements of this Section since the project involves relatively simple development. Although the structure is more than 1,000SF, the proposed parking is actually being reduced for the site. The project would also trigger a Land Disturbance Permit but this could be waived by the District submitting an application and the approved Order of Conditions. The project will be reviewed in its entirety by the West Newbury Planning Board, Conservation Commission and also the Groveland Conservation Commission under our local wetlands bylaw. If the Board does want the applicant to file for a full site review then I will be working with the West Newbury Planner in order to coordinate joint meetings to save the District on review costs, notices, etc.

Tonight I am asking the Board to consider how they would like to proceed with the filing – a full filing or minor site plan. I know we do not have enough members to officially vote but I would like to get a general sense from the members present and share with the project team.

BOARD: Agree that, although the structure exceeds the 1,000SF threshold the actual development in Groveland is limited and the proposed changes remove existing impervious services and provide pervious. A minor site plan would be the best way to proceed, we could still issue a decision with concerns and conditions and request peer review updates, monitoring, etc. Replace on the August agenda for a formal vote.

APPLICATIONS FOR REVIEW

254 Center Street: proposed one-lot subdivision with access on King Street.
Applicant did not attend.

32/34 Benjamin Street: proposed one-lot subdivision, extension of Benjamin Street.

Bill Holt, on behalf of Dehullu Homes: We are not ready to file at this time but we hope to shortly. This is to allow the development of the back lot on Benjamin Street that was created by an approved ANR by the Planning Board however labeled not buildable due to lack of frontage. We are hoping we could notice and open the hearing at the next meeting.

BOARD: We can't accept an application until it is completed. But if completed in time to notice appropriately for the August 20th meeting the Planner could confirm it is a complete application and timestamp with the Clerk, etc.

MOTION: Lisa Chandler made a motion to allow the Town Planner to accept the application for 32/34 Benjamin when completed and not at a scheduled meeting. Robert Arakelian seconded the motion. The vote was 3-0, unanimous in favor.

PUBLIC HEARINGS

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 810 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).*

Bill Holt Project Manager, on behalf of Dehullu Homes: We revised the plans according to the peer review comments and there are no outstanding issues other than the water connection. We went before the Water Board and have not been able to come to an agreement. Under Section 4.6.1 "When the municipal water main is within 1,000 feet of the land to be developed the developer shall extend the



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municipal water system subject to the requirements and specifications of the Planning Board and Water Board.” We are just under the 1,000 feet with the looped system. Therefore, because we have not been able to come to an agreement with the Water Board and the monies needed in order to construct the system as desired by the Water is so substantial the Applicant would like to request a waiver from connecting. The Applicant wants to connect to water however, so the Applicant is also still pursuing a third party to conduct a pressure flow test to show that there is enough capacity for fire protection and to run the line up the street, Oakland Terrace, and have a hydrant. If there is there is no need to loop the system at such an exorbitant cost unless the Water Board is willing to renegotiate fees, etc.

Robert Arakelian: If the wells do not work, then what happens?

B. Holt: Then the lots will not be buildable and we will need to find a way to connect to water.

Jim Sheehan, Groveland Water and Sewer Commission Chair: you are going to have to do flow test regardless. We tried to negotiate to get the main up and thru the development and then loop it back around. There is no pressure over here. Then all the sudden the developer started talking about the additional lots on Benjamin Street that are being built. They requested we waive all the connection fees for 6 lots and waive permitting fees that are not our own. We are still looking to work with the developer but instead of working with us they requested to remain off of our agenda and then proceeded with Planning even going so far as to seek a waiver. Wells are not a good option there and we are willing to invest a lot of time and money to make the connection there, it would be a betterment to the Town. I am a little disappointed we ended up here and not back with the Water Board to discuss.

B. Holt: The developer is concerned about the cost. When they do the math the cost of wells is actually less than the cost to construct and do all of the requested infrastructure improvements suggested by the Water Board. It kept adding up. If they loop around to Washington the only lots the line will service are those three house lots in the subdivision. It will also result in the disturbance on Maple Meadow Lane which goes against everything we did to limit that disturbance, even giving up an additional lot.

J. Sheehan: The Water Board meets again on August 12th.

BOARD: The Applicant and Water Board need to sit down and discuss this further. If they meet on the 12th that is still enough time to get something together for our meeting on the 20th.

MOTION: Lisa Chandler made a motion to CONTINUE the Public Hearing for 733 Salem Street for a three (3) lot Definitive Subdivision to August 20, 2019. 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).*

Lee Yang, 301 Main Owner: Due to scheduling and number of members who can vote on the application, I would like to withdraw my application without prejudice and reapply. I also ask the Board waive the filing fees.

BOARD: Since it is a new application it will require you to notice the hearing in the newspaper and send notice to the abutters. The Town Planner may accept the application outside of a meeting.

MOTION: Lisa Chandler made a motion to GRANT the request to withdraw the application for 301 Main Street without prejudice and to waive the application fee to refile. Robert Arakelian seconded the motion. The vote was 3-0, unanimous in favor.



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BUSINESS

R. Arakelian: I would like to have the Board explore changing the Subdivision Rules and Regulation for the water connection under Section 4.6.1. The language is too restrictive; it says "shall" so that does not really give the Board an opportunity to waive. I also think the connection length should be 500 instead of 1,000.

BOARD: Agreed that within 1,000 feet is too far and should be decreased. Also agreed that the Board should address the language discrepancies.

Town Planner: I just established a contract with eCode 360 to recodify our bylaw and I am currently in conversation with the company to also take a look at our Subdivision Rules and Regulations is there is room in the budget. If there is I hope to get this done in the year and I think that allows us to take a broader view of the regulations as a whole. Would the Board be amenable to waiting until next year to address these changes?

BOARD: Agreed to wait on these changes noting the record reflects the Boards preference to reduce the length and change the language specifically under Section 4.6.1.

ADJOURNMENT

MOTION: Robert Arakelian made a motion to adjourn the meeting. The motion was seconded by Lisa Chandler. The vote was 3-0, unanimous in favor. Meeting adjourned at 8:00PM.