



Town of Groveland Planning Board

183 Main Street
Groveland, MA 01834

APPROVED September 17, 2019
MOTION: Robert Arakelian made a motion to approve the August 20, 2019 meeting minutes. Brad Ligols seconded the motion. The vote was 4-0, unanimous in favor.

Board/Committee Name: PLANNING BOARD
Date: TUESDAY, AUGUST 20, 2019
Time of Meeting: 7:00PM
Location: TOWN HALL

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

Absent: Lisa Chandler

Staff Present: Rebecca Oldham

Robert Danforth, Chairman: The Planning Board meeting for Tuesday, August 20, 2019 was called to order at 7:02PM.

MINUTES APPROVAL

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.

INVOICES: Approval of outstanding invoices.

DESCRIPTION	AMOUNT
TEC – 180R Center (Blue Standard Show Stables)	\$2,003.50
TEC – Nelson Street (Storage Facility)	\$1,023.50
GZA- Etsy's Way Lot 11 (Graeme Way)	\$1,100.00

MOTION: Walter Sorenson made a motion to approve the outstanding invoices for 180R Center Street, Nelson Street and Graeme Way. Robert Arakelian seconded the motion. The motion passed with 3 votes in favor, and 1 abstention (Brad Ligols).

BOARD: Noted some members would be absent at the next meeting scheduled for September 3rd. Board decided to cancel the first meeting of the month and keep the second regularly scheduled meeting, September 17th. We will only have one meeting in September.

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 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 Project Management Team recently reached out to see what permitting would be needed for the portion that lies within 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 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 1,000 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 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



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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. At the last meeting we did not have a quorum to vote, since the Chair had to recuse himself. At that meeting 2 members were in favor of allowing for a minor site plan and waive the legal notice, abutter notifications and the application fee. Tonight I am asking the Board to take an official vote.

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.

Walter Sorenson: I still think they should notice the hearing in the newspaper and to the abutters. The tax payers have a right to keep informed on this project.

Town Planner: The abutters will be notified when a full filing is done in West Newbury and by the Groveland Conservation Commission under the local wetlands bylaw. The Building Committee will also be keeping all residents updated on this project, as it moves through the phases. Including Merrimac, in which no part of the school is physically located. Our laws only require abutter notification to those within a 300ft. radius to the project. The project on Groveland property is very small compared to the entire project and we have no jurisdiction as a permit authority on land out of town boundaries. The Project Team is trying to simplify the process and limit costs where reasonable.

MOTION: Brad Ligols made a motion to accept the Pentucket School Construction Project as a Minor Site Plan and waive the public hearing notice requirements and application fee. Robert Arakelian seconded the motion. The vote was 2 in favor, 1 against (Walter Sorenson) and 1 abstention (Robert Danforth).

Nelson Street, Groveland Self-Storage, Ian Mackinnon on behalf of Brad Ligols: Request to amend the approved Site Plan, Special Permit and Stormwater Permit issued on February 5, 2019.

Brad Ligols: I have to recuse myself from this discussion as I am the applicant and property owner.

Mr. Ligols sits in the audience.

Ian Mackinnon, Project Engineer on behalf of the Applicant: The revised design proposes to modify the stormwater pond's side slopes so as to remove the pond limits from the private right-of-way. The modified design still meets all stormwater design standards required by the town and state.

The second modification to the design consists of removing the proposed berm at the north end of Nelson Street, at the intersection with Salem Street. Runoff from Salem Street was bypassing the catch basin located in Salem Street, on the west side of the intersection, and flowing down Nelson Street.

Recently, the catch basin was vacuumed and it has been witnessed that the catch basin operates as it should. The applicant seeks to remove the water diversion berm from the design in an effort to improve winter maintenance and the long-term integrity of the proposed pavement in this area.

Included with our request is a revised Drainage Report, a revised Site & Utility Plan, and revised Grading & Drainage Plan. The Peer Review consultant TEC has reviewed this request and put together a memo that is in your packets stating that the proposed changes to infiltration basin side slopes will not adversely affect the capacity or functionality of the stormwater management system and that the cleaned catch basin in Salem Street is an acceptable substitution for the water diversion berm. The only item they did not yet review is that we are looking to bring the pond in a few feet due to the gate



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at the emergency access driveway. So we are requesting conditional approval once TEC reviews the additional change to verify that the stormwater calculations are not adversely impacted.

Town Planner: I would like to make two comments for the record: first, we received correspondence from an abutter expressing concern for future improved access on Nelson and this being an impediment to making those improvements. Then second, the berm was originally added to the plan after stormwater runoff concerns were raised in a meeting with project abutters. The abutter was contacted about the proposed change and they expressed that they felt the plans should not change.

I. Mackinnon: We are taking infrastructure out of the private ROW and limiting impact to the area so this will not impede future work. Additionally, the catch basin functioning has addressed the need for the berm as a mitigation effort.

MOTION: Walter Sorenson made a motion to accept the changes to the plan as insubstantial, pending approval from TEC on the additional changes to the infiltration pond, and approve the proposed modifications to the Plan. Robert Arakelian seconded the motion. The motion passed with 3 votes in favor, and 1 abstention (Brad Ligols).

R. Danforth: I would like to take a second and go off the agenda, while everyone is here, and have Wally say a few words about the unfortunate passing of Woody Cammett who was very active with the Planning Board over the years.

W. Sorenson: Spoke about Woody and his role with the Planning Board over the years, his expertise and his invaluable service to the Town.

ANR: 32 Center Street

Town Planner: Mrs. Curry called the office about an issue with financing for the addition of the accessory dwelling unit. The 1986 subdivision created her lot. However, the subdivision was never built. So technically it never legally created her lot. When her mother-in-law thought she "dissolved" the subdivision she merely submitted a consolidation plan to the Board of Assessors for tax purposes. But the 1999 plan is not a formal ANR and was not endorsed by the Planning Board. Therefore, the lot does not exist. In order to create the lot, she needs to file for an ANR.

BOARD: The fee should be for a lot line adjustment.

MOTION: Walter Sorenson made a motion to endorse the FORM A and Lot Consolidation Plan for 32 Center Street. Robert Arakelian seconded the motion. The vote was 4-0, unanimous in favor.

APPLICATIONS FOR REVIEW

245 Center Street: proposed one-lot subdivision with access on King Street.

MOTION: Walter Sorenson made a motion to accept the application for a one lot subdivision at 245 Center Street titled 142 King Street Subdivision. Robert Arakelian seconded the motion. The vote was 4-0, 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 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).*



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R. Danforth: The Applicant has requested a continuance until the next meeting.

MOTION: Walter Sorenson made a motion to CONTINUE the Public Hearing for 733 Salem Street for a three (3) lot Definitive Subdivision to September 17, 2019. Robert Arakelian seconded the motion. The vote was 4-0, unanimous in favor.

BUSINESS

R. Danforth: I would like to bring up the issue we brought up last time about having the Board explore changing the Subdivision Rules and Regulation for the water connection under Section 4.6.1. I think the connection length should be 500 instead of 1,000.

W. Sorenson: We did that around 1997/98 to get water line extensions and get the town connected to hydrants, etc. We can just waiver it when the Board doesn't think it applies.

Robert Arakelian: The problem is the connection fees and the cost to place the infrastructure.

W. Sorenson: Water is a betterment for the Town and we should work with the Water & Sewer Commission to see how we can work together on this issue.

BOARD: Instructed the Town Planner to reach out to the Commission and Water and Sewer Superintendent and see if we can get a meeting arranged.

R. Arakelian: Inquired about that program mentioned at the last meeting for changing the regulations.

Town Planner: I 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, if there is room in the budget. So if the Board is looking to make changes, my only request is that we wait until next year so we can take a broader review of the regulations as a whole.

Open Space and Recreation Plan Update

I have been charged with updating the Open Space and Recreation Plan. As part of this process an online and paper community needs survey was distributed to residents from April to June and a public meeting is scheduled for October. The results will provide a comprehensive view of the citizens' priorities, concerns and needs and ultimately become a blueprint for how we move forward. In line with these public engagement efforts, I have asked boards/committees/commissions to weigh in on the goals and objectives that were formed through the survey process. Provided in your packets are the goals and objective and I would greatly appreciate if you could take a look and provide me with any feedback through email or at the next meeting.

ADJOURNMENT

MOTION: Walter Sorenson made a motion to adjourn the meeting. The motion was seconded by Brad Ligols. The vote was 4-0, unanimous in favor. Meeting adjourned at 8:10PM.