



Town of Groveland Planning Board

183 Main Street
Groveland, MA 01834

APPROVED October 15,
2019 MOTION: Robert
Arakelian made a motion to
approve the October 1, 2019
meeting minutes. Lisa
Chandler seconded the motion.
The vote was 5-0, unanimous
in favor.

Board/Committee Name: PLANNING BOARD
Date: TUESDAY, OCTOBER 1, 2019
Time of Meeting: 7:00PM
Location: TOWN HALL

Present: Robert Arakelian, Robert Danforth, Lisa Chandler, Jim Bogiages, Brad Ligols (Associate Member)

Absent: Walter Sorenson

Staff Present: Rebecca Oldham

Robert Danforth, Chairman: The Planning Board meeting for Tuesday, October 1, 2019 was called to order at 7:00PM.

R. Danforth: I would like to take a second to welcome our new Board Member, Jim Bogiages. Jim will be serving out the remainder of Jim Freer's term until the annual election in May 2020.

MINUTES APPROVAL

MOTION: Lisa Chandler made a motion to approve the September 17, 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 Show Stables)	\$1,554.80
TEC – Nelson Street (Storage Facility)	\$834.00
TEC – 245 Center (142 King Street)	\$1,640.00
TEC – 301 Main (Restaurant)	\$960.00
TEC – 38 Benjamin (Benjamin Ext.)	\$1,920.00

MOTION: Lisa Chandler made a motion to approve the outstanding invoices as listed. Robert Arakelian seconded the motion. The motion passed with 4 votes in favor, and 1 abstention (Brad Ligols).

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).

R. Danforth: I will need to recuse myself from this discussion as I have worked with the Applicant on previous projects.

Town Planner: The Applicant has requested to continue the hearing until October 15, 2019 to have further discussions with the Water and Sewer Commission.

TOWN OF GROVELAND
2019 OCT 16 PM 12:41
TOWN CLERK
RECEIVED/POSTED



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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 October 15, 2019. Brad Ligols seconded the motion. The motion passed with 3 votes in favor, and 1 abstention (Robert Danforth).

CONTINUED: 245 Center Street (142 King Street), William and Heather Klosowski: *Application for a one (1) lot Definitive Subdivision Plan labeled Subdivision for 245 Center Street. The site is located in the Residential 1 (R-1) Zoning District. The proposed subdivision is located at 245 Center Street Groveland, MA 01834. (Assessors Map 26, Parcel 23)*

Lisa Chandler: I will need to recuse myself from this discussion as I am a direct abutter to the project.

R. Danforth: The Applicant submitted a formal written request asking to continue to the next meeting on October 15, 2019 allowing her engineers more time to revise the plans.

MOTION: Robert Arakelian made a motion to CONTINUE the Public Hearing for 245 Center Street for a one (1) lot Definitive Subdivision to October 15, 2019. Brad Ligols seconded the motion. The motion passed with 3 votes in favor, and 1 abstention (Lisa Chandler).

CONTINUED: 301 Main Street, Mike Maroney: *Application for Site Plan Approval and a Reduction in Parking Special Permit to utilize the site for a restaurant with associated site improvements. The site is located in the Business (B) Zoning Districts. (Assessors Map 10, Parcel 001)*

MOTION: Lisa Chandler made a motion to OPEN the continued Public Hearing for 301 Main Street for a Site Plan Approval and Parking Reduction Special Permit. Robert Arakelian seconded the motion. The vote was 4-0, unanimous in favor.

Mike Maroney, principal office at 359 Main Street in Haverhill: We did a traffic study on our own and provided the information to TEC. At the time of the survey I was not aware of the traffic report conducted by Bayside Engineering for the former applicant. We would be looking for a waiver for parking. Our employees will be parking off site which will open up the parking for visitors. There is also ample parking within a three (3) minute walk to the site. All parking areas are connected to the site by sidewalks. We have added the delivery location on the plan and also show the easement for the landlocked parcel behind the lot. *Provided photos to the Board depicting the curb cut.* I have also communicated with the abutter about use of the driveway reiterating that we have no intention of using their driveway.

Peter Ellison with TEC, Peer Review Engineer: The big concerns are parking and traffic. I don't think that what has been submitted today has satisfied those concerns. I recommend a formal study be performed.

R. Danforth: This is not a formal traffic study.

BOARD: Agreed a formal traffic study would be needed.

L. Chandler: I would also like the traffic study to show the conditions with the driveway adjacent to Norwood closed.

M. Maroney: The formal traffic study that was performed for the previous application, for retail small, and the firm that provided the study had a conflict of interest and is unable to work with me on this project. Therefore, I need to have another engineering firm analyze the data from the existing study in comparison to the proposed use and also perform an additional count with the driveway closed as requested.

Brian Connell, 293 Main Street: Our main problem is safety and the current ingress and egress. I would love to see that site beautified and changed in a way that is better for the Town but that curb cut is just terrible. During the first traffic study we agreed not to close our driveway and now that those numbers have been reported we would like to see what happens when that driveway is closed.



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Mitchell Kroner, 3 Cannon Hill Road Ext.: I am a resident and former user of the Post Office because it is too difficult to access. I find it hard to believe that the Board could find under the Zoning Bylaw that a Parking Reduction Special Permit is allowed because under the bylaw it cannot be inconsistent with public health and safety.

M. Maroney: I will provide the requested information and would like to continue until the October 15th meeting.

P. Ellison: TEC requests that we receive the information by October 8th to give time to review before the meeting.

MOTION: Lisa Chandler made a motion to CONTINUE the Public Hearing for 301 Main Street for a Site Plan Approval and Parking Reduction Special Permit to October 15, 2019. Brad Ligols seconded the motion. The vote was 4-0, unanimous in favor.

NEW: 38 Benjamin Street (Benjamin Street Extension), Dehullu Homes: *Application for a one (1) lot Definitive Subdivision Plan labeled Definitive Subdivision Plan Benjamin Street Extension with associated Stormwater Management and Land Disturbance Permit under Article 14 of the Groveland General Bylaw. The site is located in the Residential 1 (R-1) Zoning District. The proposed subdivision is located at 38 Benjamin Street Groveland, MA 01834. (Assessors Map 46, Parcel 18B)*

R. Danforth: I will need to recuse myself from this discussion as I have worked with the Applicant on previous projects.

MOTION: Robert Araeklian made a motion to OPEN the Public Hearing for 38 Benjamin Street for a one (1) Definitive Subdivision. Brad Ligols seconded the motion. The motion passed with 4 votes in favor, and 1 abstention (Robert Danforth).

William Holt, Project Manager: We submitted an ANR which was approved by the Board, however, upon further review it was found that Benjamin does not extend and it is actually Park Street, a paper street. So we do not have frontage or access and it is not a buildable lot. So we are here to file a one lot subdivision and roadway improvement plan to make the lot buildable. We have proposed stormwater management and have also proposed a tee-turnaround that we hope will be acceptable to the Fire Department. We have filed with the Conservation Commission for an NOI. We are proposing on-site septic and well. We received TEC's memo today and will make those revisions before the next meeting. None of the comments seemed insurmountable. The Applicant is looking at ways to address the Electric Light Department comments and revise the plans to remove a few of the trees and show underground electric.

P. Ellison: It looks like the Applicant will address the comments in the memo but the one outstanding item is whether the Board wants to set precedent were the ROW is accepted but the driveway/roadway will be a privately maintained road. The existing pavement ends at Belle. It will function as designed but the issue is maintenance and that it will not be an accepted roadway or constructed per roadway standards. Then there is the need for the Fire Department to approve the turnaround as proposed and the width of the roadway with the side gravel.

BOARD: They could do a Homeowners Agreement for trash, snow plowing and maintenance that would run with the deeds.

W. Holt: Read through the waivers. We will also reach out to the Fire Department.

MOTION: Robert Arakelian made a motion to CONTINUE the Public Hearing for 38 Benjamin Street for a one (1) Definitive Subdivision to October 15, 2019. Brad Ligols seconded the motion. The motion passed with 4 votes in favor, and 1 abstention (Robert Danforth).



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DISCUSSION & POSSIBLE VOTE

Town Water: Water and Sewer Commission Chair, Jim Sheehan and Superintendent, Colin Stokes

Jim Sheehan, Groveland Water and Sewer Commission: It is my understanding that the Board is looking to reduce the length required for developments to connect to water.

BOARD: We have been informed that being required to connect has become uneconomical. Between the fee, the need to loop the system and failed negotiations with the Commission.

J. Sheehan: Water issues impact a lot of areas in town, like Benjamin. They are deficient in water and we are trying to improve those conditions. We would prefer not to see you rescind that regulation from 1,000ft to 500ft.

Colin Stokes, Water and Sewer Superintendent: We are looking to work together with the developers and other departments. We want to do what is in the best interest of the Town.

J. Sheehan: We are working with the developer, we do negotiate. It's about providing the appropriate water capacity for fire protection and it is also about the quality of water. If the connection provides a betterment to the Town, we work with the developer in order to make it happen.

BOARD: We will continue to research what type of regulations we can apply and will discuss further. Thank both of you for attending and providing your comments on the matter.

BOARD: Discussed we explore regulations with a restriction based on the size of the development.

BUSINESS

Town Planner: The Town of Groveland is conducting a study of the of economic development in the downtown area, including market conditions and revitalization activities. The study is being funded by a \$15,000 grant award from the Massachusetts Downtown Initiative Technical Assistance Program, and seeks to help inform future economic development efforts in the Elm Square Business District. This is a really exciting opportunity to examine how we can better support economic development in Elm Square, and we're encouraging everyone to participate in the survey to share their thoughts, opinions and ideas. Anyone who frequents Elm Square, including residents, visitors and those who work in the area, is encouraged to submit their input about the downtown. The link can be found on our webpage and also on our social media pages. Responses will remain anonymous, and the survey takes about five minutes to fill out.

Robert Arakelian: Is there any activity going on at the Billis property? I have seen some trucks over at the site and no one has been in to see the Board about meeting the conditions of the MOD.

Town Planner: I am of the understanding that the developer who bought the subdivision from Mr. Billis is looking to sell the development. The potential buy, I'm not sure if an agreement has been signed, is under a very restrictive timeframe to get the sewer and water infrastructure in place on Route 113. MassDOT is paving and once paved they would not be able to cut into the new road for five (5) years. So the new owner is looking to install the infrastructure ASAP. They will not be doing any work on site. Once they have all the paperwork settled they will be coming before the Board to comply with all the condition of the decision prior to any site work.

ADJOURNMENT

MOTION: Lisa Chandler made a motion to adjourn the meeting. The motion was seconded by Robert Arakelian. The vote was 5-0, unanimous in favor. Meeting adjourned at 8:15PM.