



Town of Groveland Planning Board

183 Main Street
Groveland, MA 01834

APPROVED November 5, 2019
MOTION: Lisa Chandler made a motion to approve the October 15, 2019 meeting minutes. Walter Sorenson seconded the motion. The vote was 6-0, unanimous in favor.

Board/Committee Name: PLANNING BOARD
Date: TUESDAY, OCTOBER 15, 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 15, 2019 was called to order at 7:07PM.

MINUTES APPROVAL

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

INVOICES: Approval of outstanding invoices.

No invoices received.

BOND RELEASE: Esty Way Lot 11 (Graeme Way) Definitive Subdivision, George Haseltine
Town Planner: In 2017, the Applicant established two cash bonds, \$4,500/piece for lot 1 and lot 4 for loam and seed. They established the bond in order to get the certificate of occupancy prior to the loam and seed being put down because of the season. Both of the lots have been loamed and seeded and the Applicant is requesting a release of the cash bond in the amount of \$9,000. I contacted the Peer Review Engineer, Peter Williams with GZA, and he voiced no objections with the release of the landscaping bond for lots 1 and 4. The subdivision roadway bond is still being held on this project.
MOTION: Lisa Chandler made a motion to release the outstanding landscaping bond on lot 1 and lot 4 for Graeme Way. Robert Araeklian seconded the motion. The vote was 5-0, unanimous in favor.

ANR: 106 King Street, King Meadow Development LLC.

Town Planner: The land is situated in the R-2 zoning district. The plan proposes to create one new lot with frontage on King Street. The existing house will be demolished and rebuilt on the proposed new lot to contain approximately 30,000SF and 150 feet of frontage. The lot provides adequate access. The original lot will contain approximately 18 acres and 150 feet of frontage on King Street. This lot also provides adequate access. The owner is exploring designs for a future subdivision on the larger parcel. Once the subdivision plan is approved and the roadway is built the driveway for the lot created will be relocated to access on the new roadway.

MOTION: Lisa Chandler made a motion to approve the FORM A plan for 106 King Street. Robert Araeklian seconded the motion. The vote was 5-0, 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

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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.

William Holt, Project Manager: The Applicant is still finalizing the water connection details with the Water and Sewer Commission. We request the Board review the waivers and vote at the following meeting.

BOARD: Discussed waivers –

- 4.3.9.3 – to reduce pavement width within the proposed Oakland Terrace to 16 feet. The Applicant has documented access to the site with a fire truck and has met with the Fire Department.
- 4.3.9 – to allow for a reduced right-of-way width of 40-feet. The Board finds the reduced right-of-way width appears to be acceptable based on the proposed roadway improvements. The roadway will ultimately be a privately owned, and maintained, roadway.
- 4.3.8.7 – to allow for a 20' long leveling area at the proposed intersection with Salem Street. Based on AASHTO Green Book Section 5.3.5, intersection approaches where vehicles are stored while waiting to enter the intersection should be designed with a relatively flat grade (2% or less where ice and snow may exist). A 20-foot level pad is acceptable in this case because the roadway will only serve 4 homes for access (level pad storage for 1 vehicle).
- 4.3.10.2 - to allow a reduced K-value for the vertical curves. Design complies with AASHTO standards for rural and local roadways. The Board finds it is acceptable to reduce the K-values so long as the design complies with AASHTO standards.
- 4.3.8.9 - to allow relief from the required right of way at the intersection with Salem Street. (Westerly side). It appears that adequate right-of-way exists for the proposed subdivision road.
- 4.3.8.6 - to allow a reduction to the curb radii at the intersection with Salem Street from 30ft required to 25ft provided (both sides). The reduction conforms to the Massachusetts Fire Code 527 CMR 1.00 Ch. 18 which requires a minimum curb radius of 25'.
- 4.3.11.2 & 4.3.11.5 - to allow for a "tee" turnaround rather than a traditional cul-de-sac. The Applicant reviewed the plans with the Fire Department, and the Department stated there were no objections to the tee turnaround.
- 4.8 - to allow relief from installing sloped granite curbing (except at the intersection where vertical granite curbing will be used). The absence of curbing allows the Applicant to install LID infiltration trenches along the edge of all driveways/roadways for improved stormwater treatment. The Home Owner's Association will be responsible for maintaining the stormwater system.
- 4.9 - to allow relief from installing sidewalks. For a small 3 lot subdivision, the Board finds it acceptable to waive this requirement.
- 3.4.2.22 - to allow relief to submit a technical memorandum prepared by a qualified traffic engineer, due to the small nature of the proposed subdivision and to maintain the appearance of a driveway consistent with the surrounding neighborhood. For a small subdivision, the Board finds it acceptable to waive the requirement of preparation of a traffic study.



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- 3.4.4 - to allow relief from the requirement to provide a Site Specific Soil Map. For a small subdivision, the Board finds it acceptable to waive the requirement of preparation of Site Specific Soil Map. The Applicant did provide USDA soil polygons.
- A waiver to allow relief from the construction of Maple Meadow Lane, and to provide access to Lot 68G from other than its approved frontage. The design of the three lots with Lot 68G, having access other than from its approved frontage provides less impact to the neighborhood and resource areas.

MOTION: Lisa Chandler made a motion to approve the waivers as discussed for 733 Salem Street. Robert Arakelian seconded the motion. The motion passed with 3 votes in favor, and 1 abstention (Robert Danforth).

Town Planner: Please be sure to review the plans to make sure the independent lots that are not intended to be merged with the subdivision and/or abutters are able to connect to the open space parcel so as not to be small carved out lots with no access and appropriate ownership.

MOTION: Lisa Chandler made a motion to CONTINUE the Public Hearing for 733 Salem Street for a three (3) lot Definitive Subdivision to November 5, 2019. Robert Arakelian 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 November 5, 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 November 5, 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)*

R. Danforth: The Applicant submitted a formal written request asking to continue to the next meeting on November 5, 2019 allowing her engineers more time to revise the plans.

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 November 5, 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.



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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 will be submitting the revised plans and information to the peer review engineer tomorrow and will continue until the November 5th meeting.

PUBLIC COMMENT

Nancy Sweetser, 9 Belle Street: I would encourage the Board to explore the acceptance of the new roadway in order to provide public access to Johnsons Pond. This is an incredible resource and if the roadway remains private it would deter the public from accessing the Pond, as well as the green space that is just beyond this parcel and owned by the Conservation Commission. My other concern is that the detention pond, as proposed, will attract more mosquitos to the area and with the recent threat of EEE and West Nile that is alarming.

W. Holt: The detention pond is part of the stormwater management design and there is an associated O&M Plan that will require regular maintenance in order to make sure the pond functions as designed. It is also a small pond so it will remain relatively dry. Maintenance will also be referenced in the deeds of the homeowners.

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. Lisa Chandler seconded the motion. The motion passed with 4 votes in favor, and 1 abstention (Robert Danforth).

APPLICATIONS FOR REVIEW AND ACCEPTANCE

123 Rear Seven Star Road (Map 19, Lot23), Estate of Henrietta Petroska: Application for a Definitive Subdivision Plan and Access from Other Than frontage.

Emily Fredette-Chitas with Cammett: In 2016, Cammett Engineering gathered all the necessary permits for 123 Rear Seven Star Road including an Order of Conditions, Disposal System Permit, and a Memorandum of Decision (MOD) from the Planning Board for a definitive subdivision – access from other than frontage. Unfortunately, the permits expired in the late spring of this year before the landowner was able to request extensions. We are here tonight to re-file and since nothing has changed except for a few abutter names we would like to request the Board waive the filing fees and review fees.

MOTION: Lisa Chandler made a motion to accept the application for 123 Rear Seven Star Road and to waive the filing fee and review fee. Brad Ligols seconded the motion. The vote was 5-0, unanimous in favor.

Town Planner: I would like to point out a discrepancy presented by this application within our zoning bylaw. The Planning Board cannot offer zoning relief. Additionally, a definitive subdivision is not the appropriate way to create access over other than legal frontage when there is no actual subdivision of land. Additionally, there are other applications before the Board that present a similar issue concerning the determination of legal frontage. I would suggest the Board look into establishing another process, such as allowing access other than legal frontage through a special permit. It still receives Planning Board review but under the appropriate parameters. More importantly, what constitutes as legal frontage will remain in the purview of the Zoning Enforcement Officer as that role is the only municipal role that can determine what constitutes a buildable lot.

DISCUSSION & POSSIBLE VOTE

BUSINESS

Town Planner: I would like to see if the Board would be favorable of the Town Planner accepting applications on behalf of the Board instead of having applicants submit at a public meeting. I know



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that in the past the Board did not have a full time staff member so there was concern about adhering to statutory timelines, etc. But now that there is a full time Town Planner there is someone to make sure we are abiding by the regulatory requirements. This change would also help streamline the process for the Board, residents and applicants.

MOTION: Robert Danforth made a motion to allow the Town Planner to accept future applications outside of a scheduled Board meeting. Jim Bogiages seconded the motion. The motion was 5-0, unanimous in favor.

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 8:45PM.