



# Town of Groveland

## Planning Board

183 Main Street  
Groveland, MA 01834

2019 OCT 30 PM 1:43

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### MEETING NOTICE (M.G.L Chapter 30A Sections 18-25)

Board/Committee Name: PLANNING BOARD  
Date: TUESDAY, NOVEMBER 5, 2019  
Time of Meeting: 7:00PM  
Location: TOWN HALL  
Signature: *Rebecca Oldham*

### AGENDA

**MEETING MINUTES:** Approval of October 15, 2019 meeting minutes.

**INVOICES:** Approval of outstanding invoices.

### 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)

**CONTINUED: 38 Benjamin Street (Benjamin Street Extension), Dehullu Homes:** Application for a 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)

**CONTINUED: 245 Center Street (142 King Street), William and Heather Klosowski:** Application for a 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)

**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)

**NEW: 123 Rear Seven Star Road, Estate of Henrietta Petroska:** Application for a Definitive Plan – Access From Other Than Frontage for proposed single family dwelling, pursuant to the Town of Groveland Subdivision Control Law. The property contains approximately 15.24 acres and is a single parcel on Center St and Seven Star Road. The parcel that comprises the property is shown as a portion of Assessor's Map 19 Lot 23.

**NEW: 183 Main Street, Tim Greene with TerraSearch on behalf of New Cingular Wireless, PCS, LLC.:** Site Plan Approval to replace the antennas and upgrade equipment to include an increase in pole dimension on the existing wireless facility located on site. The site is located in the Residential 2 (R-2) Zoning District and in the Aquifer Protection District. The proposed project is located at 183 Main Street Groveland, MA 01834. (Assessors Map 06, Parcel 001)

### DISCUSSION & POSSIBLE VOTE

#### **Annual Report**

#### **Open Space and Recreation Plan Update**

NOTE - Notices and agendas are to be posted 48 hours in advance of the meeting excluding Saturdays, Sundays and legal holidays.