



Town of Groveland Planning Board

183 Main Street
Groveland, MA 01834

APPROVED November 19, 2019
MOTION: Brad Ligols made a motion to approve the November 5, 2019 meeting minutes. Lisa Chandler seconded the motion. The vote was 5-0, unanimous in favor.

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

Present: Robert Arakelian, Robert Danforth, Lisa Chandler, Walter Sorenson, Jim Bogiages, Brad Ligols (Associate Member)
Absent:
Staff Present: Rebecca Oldham

Robert Danforth, Chairman: The Planning Board meeting for Tuesday, November 5, 2019 was called to order at 7:00PM.

MINUTES APPROVAL

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.

INVOICES: Approval of outstanding invoices.

DESCRIPTION	AMOUNT
TEC – 180R Center (Blue Standard Show Stables)	\$1,852.20
TEC – Nelson Street (Storage Facility)	\$874.80
TEC – 245 Center (142 King)	\$360.00
TEC – 301 Main (Restaurant)	\$503.20
TEC – 38 Benjamin (Benjamin Ext.)	\$1,800.00

MOTION: Lisa Chandler made a motion to approve the outstanding invoices as listed. Robert Arakelian seconded the motion. The motion passed with 5 votes in favor, and 1 abstention (Brad Ligols).

R. Danforth: Due to scheduling we will be taking items on the agenda out of order.

PUBLIC HEARING

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.*

MOTION: Lisa Chandler made a motion to OPEN the Public Hearing for 123R Seven Star Road for a Definitive Plan. Brad Ligols seconded the motion. The motion passed with 6-0 unanimous in favor.
Robert Blanchette with Cammett/GM2 Engineering: 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 looking for re-approval of the Plan. Nothing has changed since 2016 except for a few abutter names.

Lisa Chandler: I did review the plans and nothing has changed from the original filing.



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R. Blanchette: We did do a Stormwater Pollution Plan and hope to have our Order of Conditions re-approved and would also satisfy the Stormwater Management and Land Disturbance permit waiver.

MOTION: Lisa Chandler made a motion to CLOSE the Public Hearing for 123R Seven Star Road for a Definitive Plan. Brad Ligols seconded the motion. The motion passed with 6-0 unanimous in favor.

MOTION: Water Sorenson made a motion to approve the Application for a Definitive Subdivision Plan and waive Stormwater Management and Land Disturbance Permit as drafted in the revised memorandum of decision. Robert Arakelian seconded the motion. The motion passed with 6-0 unanimous in favor.

CONTINUED: 733 Salem Street, Dehullu Homes: *Application for a three (3) lot Definitive Subdivision Plan titled Oakland Terrace and Maple Meadow Lane.*

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

MOTION: Robert Arakelian made a motion to OPEN the Public Hearing for 38 Benjamin Street for a Definitive Subdivision. Brad Ligols seconded the motion. The motion passed with 3 votes in favor, and 1 abstention (Robert Danforth).

L. Chandler: At the last meeting we reviewed the Peer Review letter and voted on the proposed waivers. The only outstanding issue was the water connection. The Applicant and Commission agreed that the Applicant would loop the proposed system from Salem to Washington.

MOTION: Walter Sorenson made a motion to CLOSE the Public Hearing 733 Salem Street for a Definitive Subdivision. Robert Arakelian seconded the motion. The motion passed with 3 votes in favor, and 1 abstention (Robert Danforth).

MOTION: Water Sorenson made a motion to approve the Application for a Definitive Subdivision Plan and Stormwater Management and Land Disturbance Permit as amended and based upon the following conditions drafted in the memorandum of decision. Robert Arakelian seconded the motion. The motion passed with 3 votes in favor, and 1 abstention (Robert Danforth).

CONTINUED: 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.

L. Chandler: The Applicant has just provided the response comments to the peer review letter and will therefore continue until the next meeting so that the Peer Review Engineer can review the responses and advise accordingly.

MOTION: Robert Arakelian made a motion to CONTINUE the Public Hearing for 38 Benjamin Street for a Definitive Subdivision to November 19, 2019. Brad Ligols seconded the motion. The motion passed with 5 votes in favor, and 1 abstention (Robert Danforth).

Lisa Chandler left the meeting at 7:19PM

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*



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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)

MOTION: Walter Sorenson made a motion to OPEN the Public Hearing for 183 Main Street for Site Plan Approval. Robert Arakelian seconded the motion. The motion passed with 5-0 unanimous in favor.

Tim Greene with TerraSearch: This is the existing facility you see behind Town Hall. We are looking to upgrade the facility and change our antennas and also increase the diameter of the pole, which is currently too small to hold the new antennas. More frequency is needed and as more frequency is being used the equipment begins to get larger in order to accommodate the increased demand. We are proposing to go 40 feet down the pole instead of the length we actually need in order to lessen the visual impact.

Walter Sorenson: Is there any way to extend below the tree line to further blend the increased dimensions?

T. Greene: Unfortunately, there is not. The top material is fiberglass and the bottom is steel and trying to mount the fiberglass to the steel will cause a structural issue.

W. Sorenson: Will there be any changes to the equipment on the ground?

T. Greene: There will be no alterations or additional equipment on the ground.

MOTION: Robert Arakelian made a motion to CLOSE the Public Hearing for 183 Main Street for Site Plan Approval. Brad Ligols seconded the motion. The motion passed with 5-0 unanimous in favor.

MOTION: Robert Arakelian made a motion to approve the application for a Site Plan as amended with conditions. Walter Sorenson seconded the motion. The motion passed with 5-0 unanimous in favor.

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: Applicant has requested a continuance until the next meeting on November 19, 2019.

MOTION: Brad Ligols made a motion to CONTINUE the Public Hearing for 301 Main Street for a Site Plan Approval and Parking Reduction Special Permit to November 19th. Robert Arakelian seconded the motion. The vote was 3-0, unanimous in favor.

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)*

MOTION: Walter Sorenson made a motion to OPEN the Public Hearing for 245 Center Street for a Definitive Plan. Brad Ligols seconded the motion. The motion passed with 4-0 unanimous in favor.

Erik Swanson with Hancock Associates: Since the last public meeting we have conducted soil testing and have addressed the comments made by TEC concerning grading in the detention pond and the swale, recalculated the hydrological analysis for the 10-year storm and further designed the site so that there will be no runoff.

Peter Ellison with TEC, Peer Review: We just received the letter on October 30th and have not had a chance to review and provide a comment letter. From a quick overview it appears they are looking to



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address the comments that were originally made, however, I cannot certify the calculations until I have a had a chance to further review.

PUBLIC COMMENT

John Kulungian, 146 King Street: The neighbors and I have gotten together regarding this project and after the first meeting we wanted to organize and put together our concerns and put them on paper. It is our intention to ensure that the proposed project be in compliance with all requirements, state and local, with concerns to minimize local and environmental impact for adjacent property owners.

W. Sorenson: Will the road be paved?

Andy Klosowski, Applicant/Owner: No, it will be gravel.

W. Sorenson: Are there no comments from the Fire Department?

Town Planner: I have made multiple requests, as has the Applicant, and we have not received a response. But I do know there was a change in interim chiefs and the new chief has recently been appointed. So there are a lot of changes happening in the department.

W. Sorenson: I'm not sure gravel will be able to support the fire truck so it may need to be paved a certain length, particularly at the beginning slope. There is a similar circumstance on Juniper Street. What do we have for drainage?

E. Swanson: We have swales, have altered the pitch of the driveway and a detention basin to collect water.

Joseph Chancler, 140 King Street: The drainage is what I am mostly concerned about. The drive abuts my driveway and sits lower so there will be overflow that will wash out my drive. There is also a roadway swale along King Street for the roadway that has not been addressed. I have made several inquiries to the Highway Superintendent about this swale.

W. Sorenson: We can reach out the Highway Superintendent again and the Applicant's engineer should address this issue on the plans. My biggest concern is the line of site.

E. Swanson: We will review this issue and get back to the Board.

BOARD: Discussed a hammerhead turnaround instead of the proposed cul-de-sac.

E. Swanson: We will review and alter the plans.

BOARD: Discussed underground utilities noting that they will have septic and are proposing a well and overhead electric.

A. Klosowski: We are trying to decrease the level of impact and do not want to blast.

Town Planner: I do believe that the Water and Sewer Commission may have concerns for a service line of that length as well as a dead end main. I will have them put this item on their agenda and get a letter for the next meeting.

W. Sorenson: Is there really that much ledge at the site?

A. Klosowski: Yes. If we trench, we are going to need to blast. There will be more clearing than we would like and there will need to be a pre-blast survey and in the end it will result in a larger impact to the abutters.

Andrew Plummer, 10 Pheasant Lane: They are clear cutting the land and that is an environmental concern.

A. Klosowski: We are trying to avoid any clearing of the land by proposing the overhead and no underground utilities.

W. Sorenson: We need to schedule a site visit and view the conditions in the field.

BOARD: Scheduled a site visit for Saturday, November 16th at 10AM. There will be no deliberation at the site and the Board will provide a briefing of the site visit at the meeting on the 19th.

W. Sorenson: Can you alter the access from King and come from Center? It seems like it would alleviate a lot of these concerns.



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A. Klosowski: We looked at both and decided that this was the better option.

Andrew Plummer, 10 Pheasant Lane: I am afraid that this process is just a way to get additional lots. There is another plan out there that shows 3 house lots.

W. Sorenson: That 2006 plan was never submitted and that wouldn't sustain under these conditions, especially with wells and septic. The lay of the land presents itself to allow for only one additional lot.

Andrew Plummer, 10 Pheasant Lane: The driveway goes directly over the leaching field, is that allowed?

W. Sorenson: Yes, that is allowed and under the jurisdiction of the Board of Health.

John Kulungian, 146 King Street: We appreciate the review by the Board this evening. There is a lot of emotion involved in this project but I know the Site Visit will reveal just why and be very telling for the Board.

W. Sorenson: We encourage input from the residents because you know the lay of the land the best. However, if it meets the regulations than it flies.

MOTION: Walter Sorenson made a motion to CONTINUE the Public Hearing for 245 Center Street for a Definitive Plan to the November 19th meeting. Brad Ligols seconded the motion. The vote was 4-0, unanimous in favor.

DISCUSSION & POSSIBLE VOTE

Annual Town Report for Fiscal Year 2019 (July 1, 2018 through June 30, 2019)

Town Planner: I have drafted the report included in your packet.

MOTION: Walter Sorenson made a motion to approve the FY19 Annual Report as drafted. Brad Ligols seconded the motion. The vote was 5-0, unanimous in favor.

Open Space and Recreation Plan Update

Town Planner: I have been charged with updating the Open Space and Recreation Plan. I have finalized the draft plan and I am asking for the Board to vote to endorse the plan, as drafted, and sign a letter of support to be included with the final submission to the State.

MOTION: Walter Sorenson made a motion to endorse the Open Space and Recreation Plan as drafted and sign a letter in support of the Plan. Brad Ligols seconded the motion. The vote was 5-0, unanimous in favor.

ADJOURNMENT

MOTION: Brad Ligols made a motion to adjourn the meeting. The motion was seconded by Walter Sorenson. The vote was 5-0, unanimous in favor. Meeting adjourned at 8:40PM.

