



Town of Groveland Zoning Board of Appeals

183 Main Street
Groveland, MA 01834

APPROVED November 20, 2019
MOTION: Kathy Franson made a motion to approve the November 6, 2019 meeting minutes as amended. Chris Goodwin seconded the motion. The vote was 4-0, unanimous in favor.

TOWN OF GROVELAND
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Board/Committee Name: ZONING BOARD OF APPEALS
Date: WEDNESDAY, NOVEMBER 6, 2019
Time of Meeting: 7:30PM
Location: TOWN HALL

Present: Kathleen Franson, Jason Normand, John Stokes

Absent: Chris Goodwin

Staff Present: Rebecca Oldham; Amy Kwesell, KP Law, Town Counsel

Jason Normand, Chair: The Zoning Board of Appeals meeting for Wednesday, November 6, 2019 was called to order at 7:38PM.

J. Normand: We were waiting for our 4th member to arrive but received notice he will be unable to attend. However, we have a quorum and will proceed with tonight's meeting. Chris Goodwin will be able to review the recording and the minutes under MGL c.39 Section 32 before our next meeting.

PUBLIC HEARING

CONTINUED: Application #2019-3, 4 Sewall Street, Groveland Realty Trust, LLC c/o William

Daley: requests a Comprehensive Permit pursuant to the provisions of M.G.L. 40B, §§ 20-23 and 760 CMR 56.00, to construct 192 apartment units in four (4) residential buildings, a clubhouse with related amenities, such as a pool, and associated access ways, sidewalks, parking, utilities and stormwater infrastructure located in the Industrial (I) Zoning District.

MOTION: Kathy Franson motioned to OPEN the continued public hearing for Application 2019-3, 4 Sewall Street. Jason Normand seconded the motion. The vote was 3-0, unanimous in favor.

Joel Kahn with Equity Alliance: We will have our engineer provide comments concerning the civil review. I also have provided the traffic response comments that were included in your packet. Our traffic engineer will be present at the next meeting to discuss those further. We have gathered information concerning Nelson and Sewall Street and the difference between private vs. public streets. At the next meeting we will have counsel address those concerns. Additionally, at the next meeting we will be addressing the turtle comments and we will have Oxbo provide an update concerning their report. Lastly, we are still proposing to construct a wastewater treatment plant. However, we are discussing a town sewer connection and those details with the Water and Sewer Commission.

Town Planner: The Water and Sewer Commission will be present at the next meeting.

BOARD: We will have the Civil Peer Review present his findings and then have the Applicant's team respond.

Richard Friberg with TEC, Civil Peer Review: Tonight, I have a presentation prepared for the initial civil review. The nature of the plan, I would consider conceptual. They will be making changes and a lot of the comments being made will be carried forward and updated as we go through this design process. The first 10 comments TEC made in our memo are for clarification. The next few comments deal with the site plan - rights of access on the ROW, details for walkways and width, parking space dimensions, materials that are being proposed, snow storage locations and grade challenges. Then we made comments concerning the need for further coordination with the Fire Department, school bus locations and the need for a stormwater report. Other comments include, the limit of grading and erosion control; parking aisles and spaces; dumpster locations and access to the dumpsters; internal signage; coordinating with Water and Sewer Commission, and; looking at a cut fill analysis on site due to the large volume of earthwork. As the plan further progresses it will show more of the design details.



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Brian Murray with Millennium Engineering: Discussed the updated details.

Amy Kwesell, Town Counsel: Is there no overall plan?

B. Murray: We are at the very beginning of the process. So we are trying to identify typical details.

Jason Talerman with Talerman, Mead and Costa: If you want more detail at an overall scale, we can do that, but those may change as we move through the process. We are just looking to be responsive to the engineering comments, which tend to lend themselves more technical in nature.

Kathy Franson: I need a comprehensive view. I know this will not be 100% designed but I still need a larger view of those details as they are connected to the overall site. Almost like an aerial view. Also, did we get the signal warrant analysis back?

J. Kahn: That is included in the traffic response comments provided to you today.

R. Friberg: The traffic team will review those prior to the next meeting and offer their comments.

K Franson: I am just worried about the school bus shelter location and crosswalk at that intersection. I am also concerned that the dumpster plan included shows the location next to an abutters property.

B. Murray: The dumpster is centrally located and 55 feet away from the abutters property.

R. Friberg: With regards to getting a comprehensive plan, an option could be to add some of those details through notes. So we can look at those notes on a larger scale and the plans won't get too cluttered.

BOARD: The next meeting will focus on the continued review of civil and traffic and also the Water and Sewer Commission will be present to discuss their concerns/comments.

MOTION: Kathy Franson motioned to CONTINUE the public hearing for Application 2019-3, 4 Sewall Street until November 15, 2019. John Stokes seconded the motion. The vote was 3-0, unanimous in favor.

MOTION: Kathy Franson made a motion to take a short recess at 8:45PM. John Stokes seconded the motion. The vote was 3-0, unanimous in favor.

MOTION: Kathy Franson made a motion to return from recess at 8:55PM. John Stokes seconded the motion. The voter was 3-0, unanimous in favor.

MINUTES APPROVAL

MOTION: Kathy Franson made a motion to approve the October 2, 2019 meeting minutes as amended. John Stokes seconded the motion. The vote was 3-0, unanimous in favor.

OPEN DISCUSSION

Invoices

MOTION: Kathy Franson made a motion to approve invoice number 15846 for TEC in the amount of \$4,040.00. John Stokes seconded the motion. The vote was 3-0, unanimous in favor.

Annual Report

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

K. Franson: We should add when Kacy resigned from the Board and Jason was voted Chair.

MOTION: Kathy Franson made a motion to approve the FY19 Annual Report as drafted with the proposed revision. John Stokes seconded the motion. The vote was 3-0, unanimous in favor.

ADJOURNMENT

MOTION: Kathy Franson made a motion to adjourn the meeting. The motion was seconded by John Stokes. The vote was 3-0, unanimous in favor. Meeting adjourned at 9:11PM.