



Town of Groveland

Planning Board

183 Main Street
Groveland, MA 01834

APPROVED January 7, 2020
MOTION: Brad Ligols made a motion to approve the December 3, 2019 meeting minutes. Robert Arakelian seconded the motion. The vote was 5-0, unanimous in favor.

Board/Committee Name: PLANNING BOARD
Date: TUESDAY, DECEMBER 3, 2019
Time of Meeting: 7:00PM
Location: TOWN HALL

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

Absent: Lisa Chandler, Walter Sorenson

Staff Present: Rebecca Oldham

Robert Danforth, Chairman: The Planning Board meeting for Tuesday, December 3, 2019 was called to order at 7:02PM.

MINUTES APPROVAL

MOTION: Brad Ligols made a motion to approve the November 19, 2019 meeting minutes. Jim Bogiages seconded the motion. The vote was 4-0, unanimous in favor.

INVOICES: Approval of outstanding invoices.

None.

BOND RELEASE

Lot 11 Esty Way (Graeme Way) Definitive Subdivision, George Haseltine

Town Planner: In your packets you will find the cost to complete letter from Peter Williams with GZA. They are asking for the remaining amount to be \$12,000, which will cover all outstanding items in the development.

MOTION: Brad Ligols made a motion to release the bond for Lot 11 Esty Way (Graeme Way). Robert Arakelian seconded the motion. The vote was 4-0, unanimous in favor.

Atwood Estates, Al Couillard

Town Planner: In your packets you will find a cost to complete estimate from TEC. TEC recommends the site security bond amount to be lowered to \$105,000, with the potential to be lowered to \$80,000 with proof of Stormwater Infiltration Chamber installation. The original bond was \$175K.

MOTION: Brad Ligols made a motion to release the bond for Atwood Estates as detailed in TEC's letter, pending evidence of the installation of the infiltration chambers. Robert Arakelian seconded the motion. The vote was 4-0, unanimous in favor.

PUBLIC HEARING

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)

MOTION: Brad Ligols made a motion to OPEN the Public Hearing for 245 Center Street for a Definitive Plan. Robert Arakelian seconded the motion. The motion passed with 3-0 unanimous in favor.

Town Planner: The Applicant has addressed all outstanding items except for the Fire Department and sight distance. We did receive just before the meeting a letter from Hancock concerning distance on

TOWN OF GROVELAND
2020 JAN 14 PM 4:35
TOWN CLERK
RECEIVED/POSTED



Town of Groveland Planning Board

183 Main Street
Groveland, MA 01834

King Street. TEC has reviewed this memo. We also had a brief conversation with the new Fire Chief and he stated that as long as they can show that the road can handle the largest truck and the turnaround can accommodate the truck they should have no concerns for the site.

Peter Ellison with TEC, Peer Review Engineer: We did review the letter from Hancock concerning the site distance and the only comment is that the hidden driveway sign is not compliant. The speed and curve ahead sign is recommended. We also provided a waiver memo that is in your packets.

MOTION: Brad Ligols made a motion to approve the waivers as detailed in the memo by TEC dated December 3, 2019, except for the waiver concerning underground utilities. Robert Arakelian seconded the motion. The vote was 3-0, unanimous in favor.

PUBLIC COMMENT

Joseph Chancler, 140 King Street: The plans still reference the waiver list incorrectly.

Town Planner: We can condition that the waiver list be updated prior to endorsement of the Plan.

Joseph Chancler, 140 King Street: We also again want to remind the Board that the abutters are opposed to underground utilities and the Board granting a waiver to allow utilities above ground.

BOARD: Discussed the possibility of conditioning the decision to include exploratory work to see if the soil would allow for underground utilities before waiving the requirement.

MOTION: Brad Ligols made a motion to condition the decision to mandate exploratory work and proof that underground utilities would result in blasting, proof would be required by the construction monitor. Robert Arakelian seconded the motion. The vote was 3-0, unanimous in favor.

MOTION: Brad Ligols made a motion to CLOSE the Public Hearing for 245 Center Street. Robert Arakelian seconded the motion. The vote was 3-0, unanimous in favor.

BOARD: Discussed the bond and decided to set the bond for \$50,000.00 since the roadway is to remain private and there is only one stormwater structure towards the end of King Street.

MOTION: Brad Ligols made a motion to establish the bond at \$50,000. Robert Arakelian seconded the motion. The vote was 3-0, unanimous in favor.

MOTION: Brad Ligols made a motion to approve the Memorandum of Decision as drafted and amended for 245 Center Street for a Definitive Plan. Robert Arakelian seconded the motion. The vote was 3-0, unanimous in favor.

PLAN ENDORSEMENT

733 Salem Street, Dehullu Homes

Town Planner: This item is on hold due to the required members for signature.

38 Benjamin Street, Dehullu Homes

Town Planner: The Applicant has provided the FORM F and FORM H, 2M liability insurance certificate and the estimated development schedule.

MOTION: Brad Ligols made a motion to endorse the Definitive Plan mylars for 38 Benjamin Street Extension. Jim Bogiages seconded the motion. The vote was 4-0, unanimous in favor.

Homestead

Dena Dehullu: I would like to bring up a topic not on the agenda. We were recently informed that we would no longer be receiving plowing services for Homestead Lane. I understand that there are new procedures but we were under the impression we were all set and the road was accepted. It has been receiving services for the last three years now and it is unfair. The Planning Board never told us the procedure.



Town of Groveland Planning Board

183 Main Street
Groveland, MA 01834

Town Planner: Roadway acceptance is governed under MGL. It is a three step process. First, the Board of Selectmen must lay out the road as a public way. As part of this process the Planning Board makes a nonbinding recommendations. Second, Town Meeting must vote to accept the road. Third, the Board of Selectmen must acquire the deed in the road and drainage, etc. This is not a new procedure and all of the communities in the Commonwealth abide by these regulations. This is not specific to Groveland. We cannot deny services to other unaccepted roadways and then allow another because of an oversight. That is not fair. It may have been done incorrectly before but that shouldn't stop it from being done correctly now. We need to set a standard.

Robert Arakelian: They are correct. We really didn't inform them on how the process would take place....

Jim Bogiages: You have been getting free services for 3 years and you intend to get it accepted at the upcoming Town Meeting. So you really only have to worry about plowing for one season. That seems fair. It's not like the Town is charging you for services already rendered.

Brad Ligols: Maybe we ask the Highway Superintendent?

Town Planner: Yes, the Planning Board has no jurisdictions on roadway maintenance, so we could ask the Highway Superintendent or the Board of Selectmen. However, I strongly recommend the Board not allow this type of practice where one person is held to a different standard than another. Especially since the condition is listed in their approved Memorandum of Decision that went along with their approval and ultimately granted their ability to build the subdivision.

R. Arakelian: I disagree. We did not tell them the procedure.

R. Danforth: I say we let them receive services and then moving forward we will make sure this doesn't happen.

Town Planner: It the Board's decision on how they want to proceed but it is ultimately the Highway Superintendent that will need to determine if services will be provided.

MOTION: Robert Arakelian made a motion to request the Highway Superintendent provide plowing services to Homestead Lane. Brad Ligols seconded the motion. The vote was 4-0, 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)*

Town Planner: The applicant provided the traffic memo on December 2nd. We have not had a chance to review

MOTION: Brad Ligols 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 3-0, unanimous in favor.

William Bergeron with Hayes Engineering: The use is for a quality restaurant which will encourage the use of reservations to control the flow of patrons into the site. The average dining experience will be at least one and a half hours therefore the use of the reservation system will include directions for the use of the shared public parking located in the area. The proposed onsite 9 parking spaces will be used by the six employees to further reduce the trips into and out of the site. The proposed use of the shared public parking for the majority of the time will greatly limit turning movement into and out of the site. This operation is similar to most restaurants in downtown area settings which usually depend on shared parking. The proposed use as a restaurant is something that will be compatible with the other uses in the square and will enhance this gateway property from the present rundown structure. It is the applicant's intent to enhance the building presence through architectural enhancements and appropriate landscaping to correct this site. The theory behind the shared parking issue recognizes that if a mix of



Town of Groveland Planning Board

183 Main Street
Groveland, MA 01834

different uses require parking at different times that overlapping use of the same spaces can be an efficient way to handle the common parking needs. The public parking available along with the excellent pedestrian sidewalk system makes this a desirable use for the area. The applicant for the restaurant has modified how the site parking would be used. It will designate six of the onsite parking spaces to employee parking thereby reducing the traffic trips into and out of the site. This will leave one handicapped space and two patron spaces on site thus reducing the onsite trips. Portable signage will be placed on site encouraging patrons to use the available public parking across the street in addition to the reservation instructions to patrons. The nine onsite spaces plus the observed 16 to 24 open spaces of public parking will support the proposed restaurant use without impacting adjacent uses.

P. Ellison: We have not had a chance to review the report as it was just provided on Monday.

B. Ligols: How can you enforce reservations only? If someone comes in and there are seats available, they will just make the 'reservation' and be served.

PUBLIC COMMENT

James Bevelaqua 26 Coleman Road: What are the hours?

W. Bergeron: Friday, Saturday, and Sunday 12PM to 10PM and Tuesday through Thursday 3PM to 10PM.

Brian Connell, on behalf of Groveland Square, LLC.: We have said this before, but we are going to have to erect jersey barriers to prohibit drivers from utilizing our driveway in order to access the adjacent site. Also, we recently had a big snow storm and it's hard to see how people can park there with all the snow. We also think we need to do an accurate study for the Post Office only.

Additionally, I would not equate Elm Square to downtown Haverhill. It's a small town. The site is a gateway but it should have been torn down when the bridge was built.

Mike Maroney, Applicant: In regards to snow removal, every business has to deal with it. If it's too much you get it hauled away off site. Second of all, I don't see any difference from the Groveland diner that had 50 seats and no designated parking to our proposal. The Groveland Diner was successful for many years, it had zero parking. I remember going to the diner as a kid and we would walk to the diner and even wait when there were not seats available. Lastly, I would agree that he needs to block off the driveway because he shouldn't have to police it and neither should we.

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 January 7, 2020. Robert Arakelian seconded the motion. The vote was 3-0, unanimous in favor.

DISCUSSION & POSSIBLE VOTE

4 Sewall Street, Comprehensive Permit Application: Review and comment.

Town Planner: The ZBA had requested that the Board review the proposed site plan for the Comprehensive Permit before them and provide comments. These documents were provided on Thursday November 14th and then again on November 20th. The Board requested this item to remain on the agenda until tonight's meeting.

BOARD: We have still not had a chance to review ion full.

Town Planner: I will hold the comment period open until the 1st of the year and then draft a letter to the ZBA. Please send any comments directly to me by email.

ADJOURNMENT

MOTION: Brad Ligols made a motion to adjourn the meeting. The motion was seconded by Arakelian. The vote was 4-0, unanimous in favor. Meeting adjourned at 8:35PM.