



Town of Groveland Planning Board

183 Main Street
Groveland, MA 01834

APPROVED
SEPTEMBER 25, 2018

MOTION: Walter Sorenson made a motion to approve the September 11, 2018 meeting minutes. Robert Arakelian seconded the motion. The vote was 4-0, unanimous in favor.

Board/Committee Name: PLANNING BOARD
Date: TUESDAY, SEPTEMBER 11, 2018
Time of Meeting: 7:30PM
Location: TOWN HALL

Present: James Freer, Walter Sorenson, Lisa Chandler, Robert Danforth

Absent: Robert Arakelian

Staff Present: Rebecca Oldham

Public Members: See attached

J. Freer, Chairman: The Planning Board meeting for Tuesday, September 11, 2018 was called to order at 7:30PM.

MINUTES APPROVAL

MOTION: Walter Sorenson made a motion to approve the May 22, 2018, June 19, 2018 and July 24, 2018 meeting minutes. Lisa Chandler seconded the motion. The vote was 4-0, unanimous in favor.

INVOICES APPROVAL

DESCRIPTION	AMOUNT
Minute Secretary – Amy Bedard	\$225.00
Homestead Definitive Subdivision- Peer Review Engineer, W.C. Cammett Engineering, Inc	\$1,303.33
Sunset Circle Definitive Subdivision- Peer Review Engineer, W.C. Cammett Engineering, Inc	\$1,519.28

MOTION: Walter Sorenson made a motion to approve the outstanding invoices. Lisa Chandler seconded the motion. The vote was 4-0, unanimous in favor.

BOND RELEASE (Form G)

Groveland Fairways Definitive Subdivision

Board Signed Form G **MOTION:** Motion was made at the July 24, 2018 Planning Board Meeting: Lisa Chandler motioned to approve the bond release in the amount of \$28,827.00. Robert Danforth seconded the motion The vote was 4-0, unanimous in favor.

ANR

38/40 Wood Street



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MOTION: A motion was made by Walter Sorenson to approve and endorse the ANR plan for 38/40 Wood Street. Lisa Chandler seconded the motion. The vote was 4-0, unanimous in favor.

DISCUSSION & POSSIBLE VOTE

74 Bare Hill Road, Bill Holt: Applicant is looking at a potential one lot subdivision and is looking for Board feedback. The lot shown on the conceptual plan does not have the required dimensions, specifically 120 feet needed from the rear lot line, and therefore the Board suggested the Applicant continue to work with their engineers to establish a design that is in accordance with the bylaw/regulations.

Graeme Way (Lot 11 Etsy Way), George Haseltine: Applicant has requested a partial release of the performance guarantee bond of \$318,756.00 posted on August 27, 2016 to \$189,000.00. The Planning Board Peer Review Engineer, Peter William of GZA, provided a letter and Cost-to-complete Estimate confirming the remaining work to be completed and confirming the request to release \$129,756.00.

MOTION: Walter Sorenson made a motion to approve the partial release of \$129,756.00 for the performance bond posted for the Graeme Way (Lot 11 Etsy Way) Definitive Subdivision. Lisa Chandler seconded the motion. The vote was 4-0, unanimous in favor.

Atwood Estates, ESCE, LLC (Al Couillard): Developer's attorney, Adam Costa, presented a proposed ANR plan for the four lots along Center Street. The Developer would like to see if the Board would be open to allowing those lots to be duplex units instead of the proposed single family dwelling.

BOARD: The Board felt as though the change would be a major modification from the originally approved application and that the Developer would need to file for a modification per the Subdivision Rules and Regulations.

The Board also entertained discussions as to the current construction taking place at the site. The Board was concerned about the number of trees that had been removed from the site. Walter Sorenson was particular concerned about the Board not being notified the required 10 days in advance of their removal. Board Chair, Jim Freer, was concerned about the amount of soil being removed from the site. Member, Lisa Chandler, stated she felt that the trees being removed went beyond the tree line shown on the approved plan.

PUBLIC COMMENT

Corrine Kirmilewicz, 4 Murray Court: Welcomed the Board Members to visit her property and see the lack of screening between her home and the development. She commented that too many trees were removed and the developer went above and beyond what was originally proposed.

Corey LeBlanc, 157 Center Street: Expressed concern regarding the drainage onto his property. Mr. LeBlanc also stated that construction was taking place beyond reasonable hours.

BOARD: The Board discussed concern over the project construction and would like to have the Peer Review Engineer for the project, Phil Henry with Civil Design Group, walk the site



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and provide a report concerning the tree and soil removal. In addition, the Board discussed the issuance of a cease and desist.

MOTION: Walter Sorenson made a motion to issue a cease and desist. Jim Freer seconded the motion. The vote was 4-0, unanimous in favor.

Sunset Circle, John Hargreaves: The Applicant's Engineer had presented the Board with a list of outstanding punch list items. The Board went through the items – fire hydrant location, crown of the roadway and drainage, landscaping and tree location, street lighting, site distance from the street and running the natural gas lines.

BOARD:

- The Fire Hydrant must be moved from its existing location on private property and moved somewhere in the planting strip or the cul-de-sac. The Applicant will work with the Water Department in order to relocate accordingly.
- The roadway will be redone and graded to allow for appropriate drainage.
- Certain tree locations have made it difficult for the neighborhood to mow the grass and the Board has requested some of the trees be relocated to allow for better maintenance. Additionally, the fill used at the site contained some "unfit materials" and the Board has requested that additional soil be brought to the site to be used as a top soil.
- The Applicant will need to work with the Town Electric Department concerning the placement of lighting. Walter Sorenson asked the Applicant to work with the Town in order to get lighting placed at the end of the street on the existing utility pole.
- Walter Sorenson expressed concern about the site distance exiting Sunset Circle onto Salem Street. A member of the public, Steve Baker of 5 Sunset Circle, suggested putting a mirror on the adjacent utility pole on Salem Street to help drivers view oncoming traffic.
- A member of the public expressed concern that a gas line was never put in the development but yet it was stated on her Purchase and Sale Agreement. The Board confirmed that the approved Definitive Subdivision plans calls for a gas line and should be installed. The Board suggested the roadway improvements be scheduled around the installation of the gas line and relocation of the hydrant.

PUBLIC COMMENT

Tony George, 824 Salem Street: Expressed concern over the buffer between his property and the development.

BOARD: Originally the plan included erecting a stone wall and then a vinyl fence to protect and shield Mr. George's property from the development and the potential from snow and other debris from falling onto his property. As of now the property is stabilized and there does not appear to warrant the "decorative wall" and the fence that was proposed. Therefore, the Board suggested the design include the vinyl fence only, and that the fence would not be located on Mr. George's property.

MOTION: Walter Sorenson made a motion to have the developer erect a white vinyl fence, and not the stone wall, on the project site and not on Mr. George's property. The motion was seconded by Lisa Chandler. The vote was 4-0, unanimous in favor.



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APPLICATIONS FOR REVIEW

Nelson Street, (applicant name): Application for Site Plan Review under Section 13 of the Town of Groveland Zoning Bylaw. Applicant did not attend the meeting.

Salem Street, (Deena & Steve DeHullu): Application for a Definitive Subdivision Plan. The application submitted was incomplete. Applicant will need to file at the next scheduled meeting.

NEXT MEETING

The next Planning Board meeting will be held on Tuesday, September 25, 2018 at 7:30PM.

ADJOURNMENT

MOTION: Walter Sorenson made a motion to adjourn the meeting. The motion was seconded by Lisa Chandler. The vote was 4-0, unanimous in favor. Meeting adjourned at 9:50PM.

Name	Address
Steve Baker	5 Sunset Circle
Melissa Baker	5 Sunset Circle
Denise Bragalane	2 Sunset Circle
Seana Prince	2 Sunset Circle
Maïe Casoli	4 Sunset Circle
Maryann Casoli	4 Sunset Circle
Corine Humbleway	4 Murray Ct.
Bill Paschal	6 Murray Ct.
Corey LeBlanc Jr	157 Center St
JOHN HARBORSAVES	
Pub Nym	357 North St. Georgetown
Bill Holt	Main St Weymouth
TONY GEORGE	824 SALEM ST.