



Town of Groveland Planning Board

183 Main Street
Groveland, MA 01834

APPROVED February 4, 2020
MOTION: Walter Sorenson made a motion to approve the January 7, 2020 meeting minutes. Lisa Chandler seconded the motion. The vote was 5-0, unanimous in favor.

Board/Committee Name: PLANNING BOARD
Date: TUESDAY, JANUARY 7, 2020
Time of Meeting: 7:00PM
Location: TOWN HALL

Present: Robert Danforth, Robert Arakelian, Lisa Chandler, Walter Sorenson, Brad Ligols (Associate Member)

Absent: Jim Bogiages

Staff Present: Rebecca Oldham

Robert Danforth, Chairman: The Planning Board meeting for Tuesday, January 7, 2020 was called to order at 7:00PM.

MINUTES APPROVAL

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.

INVOICES: Approval of outstanding invoices.

DESCRIPTION	AMOUNT
GZA - Graeme Way	\$400
TEC - 180R Center (Blue Standard Show Stables)	\$300
TEC - Nelson Street (Storage Facility)	\$1,269
TEC - 245 Center (142 King)	\$1,474.80
TEC - 301 Main	\$4,310
TEC - Atwood Estates	\$1,091.60
TEC - 38 Benjamin (Benjamin Ext.)	\$1,474.80

MOTION: Walter Sorenson made a motion to approve the outstanding invoices as listed by the Chair. Lisa Chandler seconded the motion. The motion passed with 4 votes in favor, and 1 abstention (Brad Ligols).

PUBLIC HEARING

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)

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 5-0, unanimous in favor.

Mike Maroney, Applicant: We are looking for Site Plan Approval and a reduction in parking. Parking will be used on-site for employees only to limit vehicular circulation on site. When the Post Office is open, during the first-shift of the restaurant, employees will park in the municipal lot on School Street opening the parking spaces on site for those utilizing the Post Office. Our operation will not overlap with other businesses in the square. We are improving the entrance way. The blockade Mr. Connell put up further proved that even without the improvements the site still functioned. Now with the improvements and signage proposed it will be better overall. We do not want to use the Norwood Insurance driveway. We will put up signage stating not to use their driveway and encourage Norwood



Town of Groveland Planning Board

183 Main Street
Groveland, MA 01834

to do the same. We will enhance the façade and improve the current situation. We will give the Town access to the landlocked parcel. Any approval should be conditioned on MassDOT access permit, fire approval and the Post Office. There is only one overlapping delivery/pickup for the Post Office which we have addressed during the first shift having employees park at the municipal lot.

Peter Ellison with TEC, Peer Review Engineer: They are trying to make improvements the best they can with the challenges of the site. So my question to the Board is, do you think that with these changes the site is safe to use? There are two comments that we wanted to highlight, we are concerned about the effective width of the driveway if a truck or van backs up to the loading dock. The second issue is, the elimination of parking by patrons in the onsite parking spaces. Other than those concerns, the Applicant has addressed the comments we have made throughout the review.

Walter Sorenson: What I find really interesting is that the May MassDOT letter states, "as part of the earlier design plans associated with the replacement of the bridge carrying Routes 97/113 over the Merrimack River, the access to the referenced site was to be closed, with the Post Office operations expected to terminate."

PUBLIC COMMENT

Brian Connell, on behalf of Groveland Square, LLC.: *Read a note from Greg Stark.* This letter further points out that when the Groveland Diner was in existence the bridge was in a different place and there was additional street parking. It was a totally different circumstance. We are talking apples and oranges. The diner was a family breakfast/lunch place versus an evening place that serves alcohol. Without those additional parking spaces on the street prior to the bridge reconstruction, it will be an additional challenge for the applicant. I did close our driveway immediately after the last meeting and I used signage to steer people to the Post Office. I would counter that this did not function and there were a lot of the comments on Facebook about safety. I have requested numerous times that the Board conduct a real traffic study and see how it works with the driveway closed off. I have been here before the Board a number of times. We have been more than accommodating and this has been a nuisance. I closed the driveway and then my mother-in-law was served an injunction. The bylaw says it must be a public betterment and not a safety concern. And I will leave it at that.

Town Planner: The lawsuit should not be discussed among the Board. The issue is a civil matter between property owners and is now under jurisdiction of the court.

Mitchell Kroner 3 Cannon Hill Road Ext: I am here tonight as a civilian, not real estate attorney; I am also not representing anyone. This is one of the worst ideas proposed for Groveland. My recommendation is to vote this project down before this gentleman has to spend any more money. This is not a public benefit. You need to take into account public health and safety. Maybe the idea is that we get a new post office. I cannot believe the post office would be in favor of something like this. I am arguing for common sense and as someone who uses the Post Office. It just didn't make sense. It is not a good location.

James Bevelacqua 26 Coleman Road: This location as situated is unsafe and it is just going to get worse.

BOARD: Discussed taking a formal vote and approving the application with conditions.

Town Planner: I have a drafted a decision if the Board would like to review.

Brian Connell: We will be closing off our driveway if this is approved.

Lisa Chandler: You still are going to have to deal with the Post Office traffic whether this application is approved or not. So the driveway is already burdened by this traffic. I agree signage should be up to instruct that traffic to not use the driveway. But the issue is still there whether or not we approve the restaurant.



Town of Groveland Planning Board

183 Main Street
Groveland, MA 01834

MOTION: Brad Ligols made a motion to **CLOSE** the Public Hearing for 301 Main Street for a Site Plan Approval and Parking Reduction Special Permit. Robert Arakelian seconded the motion. The vote was 5-0, unanimous in favor.

BOARD: Discussed adding a condition that a base count be conducted to count the unoccupied parking spaces in the municipals lots within 500 feet of the site. The count should be for one week and during the hours 4:30PM to 8PM – the proposed hours of operation. We should make sure we express out concern about the curb cut as situated. The approval should be conditioned on MassDOT approval as well as the Post Office, Fire and ZBA.

Town Planner: Condition 17 states, “The Board has raised multiple concerns related to the driveway including site distance, geometry, layout in comparison to the site, etc. which all have impacts on the safe access and egress to the site. MassDOT created this new driveway connection (within State Right-of-Way) as part of the bridge construction. The configuration of the driveway constructed by the DOT does not provide proper geometry to be used as a two-way driveway. In order to be used for two-way vehicular traffic the Applicant must make improvements.” Then we also state later in the decision that the Applicant must obtain approval from MassDOT, the Post Office, the Fire Department, ZBA and Conservation.

Walter Sorenson missed three meetings on the matter and was ineligible to vote.

MOTION: Lisa Chandler made a motion to amend the conditions as drafted in the Memorandum of Decision. Brad Ligols seconded the motion. The vote was 4 -0 unanimous in favor.

MOTION: Robert Arakelian made a motion to **APPROVE** the application for a Site Plan Approval and Parking Reduction Special Permit, as amended in the Memorandum of Decision with conditions. Brad Ligols seconded the motion. The vote was 4-0 unanimous in favor.

DISCUSSION & POSSIBLE VOTE

None.

BUSINESS

Billis Way

Town Planner: This is just an update to inform the Board that Al Couillard has purchased the property and is proceeding with the Subdivision Plan as approved. He has submitted a FORM F, FORM H, construction schedule and we have held a pre-construction meeting. We have also conducted a site visit and walked the erosion control line. The Cemetery Commission was also invited and did attend this meeting. Morin-Cameron is conducting the monitoring. The only outstanding item is the SWPP. Once received the Developer will start some tree clearing.

W. Sorenson: They should come in and request an extension for the permit as it would expire in three years since the decision was timestamped with the Clerk.

Town Planner: I will confirm the filing date and see if he needs to come in for an extension.

FY 21 Budget

Town Planner: I have provided the figures in your packet and I am asking for a formal vote on the Department Budget. There are three changes from FY20. Please note FY20 was level funded from FY19 other than the COLA increase to the Town Planner Salary.

- There is a \$1,000 increase to the expenditure line item. The breakdown is as follows:



Town of Groveland Planning Board

183 Main Street
Groveland, MA 01834

- Education & Training - \$500
- Consulting Services - \$4,805
- Supplies - \$200
- Software - \$995
- Legal Notices - \$500

The reason for the increase is that the Department is now responsible for the maintenance fee associated with eCode. This program is being used for the Zoning bylaw, the Land Disturbance and Stormwater Management Permit, the Subdivision Rules and Regulation and also the local wetlands bylaw. We could also include the general bylaw and other regulations under the same platform in the future and for the same maintenance fee. So to offset this item, I increased the line item to essentially give the Department the same amount of money allocated in the prior FY.

- The assessment for the Merrimack Valley Planning Commission went down from last year and we paid \$2,475.13 but requested \$2,563.00 in FY20. Per regulations that assessment cannot exceed 2.5% from their former year and therefore I have budgeted \$2,537.01 for FY21. So this request is lower than last year.
- Lastly, I have requested a 5% increase on my base salary. My salary is comprised of two different line items- one is from the Planning Board and then I supplement that with CPC funds by advocating and taking on additional projects. The FY20 budget for my salary is \$46,300. My base salary is \$65,000 and therefore I have asked for 7% increase on that line item for a total of \$49,550.

No other changes have been made.

MOTION: Walter Sorenson made a motion to approve the budget as proposed. The motion was seconded by Arakelian. The vote was 5-0, unanimous in favor.

BOARD: The next regularly scheduled meeting is January 21, 2020 – there are no other items before the Board.

MOTION: Walter Sorenson made a motion to schedule the next meeting on February 4, 2020. The motion was seconded by Arakelian. The vote was 5-0, unanimous in favor.

ADJOURNMENT

MOTION: Brad Ligols made a motion to adjourn the meeting. The motion was seconded by Arakelian. The vote was 5-0, unanimous in favor. Meeting adjourned at 8:35PM.