



Town of Groveland
Planning Board
183 Main Street
Groveland, MA 01834

TOWN OF GROVELAND

2020 MAY 14 AM 10:29

TOWN CLERK
RECEIVED/POSTED

MEETING NOTICE
(M.G.L Chapter 30A Sections 18-25)

Board/Committee Name: PLANNING BOARD
Date: TUESDAY, MAY 19, 2020
Time of Meeting: 7:00PM
Location: REMOTE
Signature: Rebecca Oldham

AGENDA

In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20, relating to the novel 2020 Coronavirus outbreak emergency, the May 19, 2020 public meeting of the Groveland Planning Board shall be physically closed to the public to avoid group congregation. Alternative public access to this meeting shall be provided in the following manner:

1. Real-time public comment can be addressed to the Planning Board utilizing the Zoom virtual meeting software for remote access. This application will allow users to view the meeting and send a comment or question via the Chat function. Submitted text comments will be read into the record at the appropriate points in the meeting.
 - a. Zoom Login instructions:
 - i. Browse to the following web address:
<https://us02web.zoom.us/j/89732725145?pwd=Uk5Lc1RLRHJBUU9CTXIWaGduSG9mdz09>
(the unique link for the meeting.)
 - ii. For mobile devices (tablets and phones), please go to either 'Google Play' [Android] or the iOS 'App Store' [iPhones and iPads] and download the free program 'ZOOM'. Then click the 'join a meeting' link and type in '897 3272 5145'. If you have not registered with Zoom you will be asked for your name and an e-mail address.
 - iii. The meeting password is '648195'.
2. Applicants, their representatives and individuals required to appear before the Planning Board shall appear remotely and are not required to be physically present. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting to ROldham@grovelandma.com.

Pentucket Regional School District, Brad Dore with Dore and Whittier: minor site plan approval pursuant to Section 13 of the Town of Groveland Zoning Bylaws. The Applicant is proposing to demolish the existing middle school building and construct a new multipurpose artificial turf athletic field with ADA compliant bleachers for approximately 800 spectators, infrastructure for future field lights and a 2-story, 6,847SF stadium support building.

DISCUSSION AND POSSIBLE VOTE

Oakland Terrace, 733 Salem Street, Dehullu Homes: Vote for endorsement of approved Plan.

37 Wood Street, Jay Ogden: Informal discussion for a FORM A filing or a Conservation Subdivision Design filing.

PUBLIC HEARINGS

NEW: Benjamin Street Extension Modification, Dehullu Homes: requesting a modification to the approved Benjamin Street Extension Definitive Subdivision approved by the Planning Board on November 19, 2019 - endorsed Definitive Subdivision Plan of Land entitled "Definitive Subdivision Plan Benjamin Street Extension (A Private Way—for one single family lot) and the Stormwater Management & Land Disturbance Bylaw", August 19, 2019 and a final revision date of November 4, 2019 prepared by WGH Land Survey & Design. The modification entails design revisions to the roadway, specifically changing the grade, slope and adding a retaining wall and guardrail. The site is located in the Residential 1 (R-1) Zoning District at 38 Benjamin Street Groveland, MA 01834 (Assessors Map 46, Parcel 18B).

CONTINUED: 106 King Street, King Meadow Development c/o Kevin Cunniff: Meeting was continued to June 2, 2020 – no action or discussion will take place.

CONTINUED: Groveland Zoning Recodification – Town Meeting Warrant Article: to consider proposed amendments to the Groveland Zoning Bylaws. The subject matter of the proposed amendments is recodification of the Zoning Bylaws and non-substantive corrective amendments thereto.

CONTINUED: Groveland Subdivision Rules and Regulations Recodification: to consider proposed amendments to the Groveland Subdivision Rules and Regulations. The subject matter of the proposed amendments is recodification of the Rules and Regulations and non-substantive corrective amendments thereto.

MEETING MINUTES: Approval of May 5, 2020 meeting minutes.

INVOICES: Approval of outstanding invoices.

NOTE - Notices and agendas are to be posted 48 hours in advance of the meeting excluding Saturdays, Sundays and legal holidays.