



Town of Groveland Zoning Board of Appeals

183 Main Street
Groveland, MA 01834

APPROVED July 1, 2020
MOTION: Chris Goodwin made a motion to approve the June 3, 2020 meeting minutes as drafted and amended. Kathy Franson seconded the motion. A roll call vote was taken. Voting aye: Chris Goodwin, aye. Kathleen Franson, aye. John Stokes, aye. Jason Normand, aye. Motion approved.

1 Board/Committee Name: ZONING BOARD OF APPEALS
Date: WEDNESDAY, JUNE 3, 2020
Time of Meeting: 7:30PM
Location: REMOTE MEETING VIA ZOOM VIDEO CONFERENCE

2 Present: Jason Normand, Kathleen Franson, John Stokes, Chris Goodwin

3 Absent: Matthew Guy

4 Staff Present: Rebecca Oldham; Amy Kwesell, KP Law, Town Counsel; Paul Haverty with Blatman,
5 Bobrowski & Haverty, LLC, MHP Consultant

6
7 Jason Normand, Chair: The Zoning Board of Appeals meeting for Wednesday, June 3, 2020 was
8 called to order at 7:34PM. As a preliminary matter, this is Jason Normand, the Chair. Permit me to
9 confirm that all members are present and can hear me. Members, when I call your name, please
10 respond in the affirmative.

11 Kathleen Franson

12 *Here*

13 Christopher Goodwin

14 *Here*

15 John Stokes

16 *Here*

17 J. Normand: Staff, when I call your name, please respond in the affirmative.

18 Rebecca Oldham

19 *Here*

20 Amy Kwesell

21 *Here*

22 Paul Haverty

23 *Here*

24 J. Normand: This Open Meeting of the Groveland Zoning Board of Appeals is being conducted
25 remotely consistent with Governor Baker's Executive Order of March 12, 2020, due to the current
26 State of Emergency in the Commonwealth due to the outbreak of the "COVID-19 Virus."
27 In order to mitigate the transmission of the COVID-19 Virus, we have been advised and directed by
28 the Commonwealth to suspend public gatherings, and as such, the Governor's Order suspends the
29 requirement of the Open Meeting Law to have all meetings in a publicly accessible physical location.
30 Further, all members of public bodies are allowed and encouraged to participate remotely. For this
31 meeting, the Groveland Zoning Board of Appeals is convening by video conference via Zoom as
32 posted on the Town's Website identifying how the public may join. Please note that this meeting is
33 being recorded, and that some attendees are participating by video conference. Accordingly, please be
34 aware that other folks may be able to see you, and that take care not to "screen share" your computer.
35 Anything that you broadcast may be captured by the recording. All supporting materials that have been
36 provided members of this body are available on the Town's website. We are now turning to the first
37 item on the agenda. Before we do so, permit me to cover some ground rules for effective and clear
38 conduct of our business and to ensure accurate meeting minutes. I/the Chair, will introduce each
39 speaker on the agenda. After they conclude their remarks, the Chair will go down the line of
40 Members, inviting each by name to provide any comment, questions, or motions. Please hold until
41 your name is called. Further, please remember to mute your phone or computer when you are not



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42 speaking; please remember to speak clearly and in a way that helps generate accurate minutes. Finally,
43 each vote taken in this meeting will be conducted by roll call vote.

44

45 PUBLIC HEARING

46 **CONTINUED:** Application #2019-3, 4 Sewall Street, Groveland Realty Trust, LLC c/o William
47 Daley: requests a Comprehensive Permit pursuant to the provisions of M.G.L 40B, §§ 20-23 and 760
48 CMR 56.00, to construct 192 apartment units in four (4) residential buildings, a clubhouse with related
49 amenities, such as a pool, and associated access ways, sidewalks, parking, utilities and stormwater
50 infrastructure located in the Industrial (I) Zoning District.

51 **MOTION:** Chris Goodwin motioned to OPEN the continued public hearing for Application 2019-3, 4
52 Sewall Street. Kathy Franson seconded the motion. A roll call vote was taken. Voting aye: Chris
53 Goodwin, aye. Kathleen Franson, aye. John Stokes, aye. Jason Normand, aye. Motion approved.

54 Joel Kahn with Equity Alliance: It has been a while since we last met. In that time, the engineering
55 review has been completed and TEC has issued a final comment letter. The only open items were any
56 waivers we might request.

57 Peter Ellison with TEC, peer review consultant: Over several months we went back and forth 6 times.
58 In March the majority of the comments were in regards to stormwater. But those have been addressed.
59 Therefore, we have no outstanding items.

60 **BOARD:** Let's go through the items of the letter one by one.

61 P. Ellison: Per our letter dated March 18, 2020 –

62

62 List of Waivers

63

- 64 1. The Applicant is requesting a waiver from Section 4.5 of the Zoning Bylaw (“Bylaw”) to
65 allow multifamily development within the Industrial (I) zoning district. Although multifamily
66 is not permitted as a use, Section 4.5 of the Bylaw does allow “Planned Unit Development”
67 within the Industrial district by issuance of a Planning Board Special Permit. This comment is
68 informational only.

68 MEI Response: See attached Waiver Request List included in this submittal.

69

69 3/10/20 TEC: Comment Addressed.

70

- 71 2. The Applicant is requesting a waiver from Section 8 of the Bylaw to allow a minimum side
72 setback of 20 feet where the minimum requirement is 25 feet. Proposed Building #2 is shown
73 as 20.4 feet from the Nelson Street right of way. The Applicant should clarify if Nelson
74 Street is considered a street providing frontage for the property. If this is the case, the
75 minimum setback would be 50 feet based on the Bylaw.

75

75 MEI Response: Frontage for the project is provided via Sewell Street with 386.69 ft of
76 frontage.

76

77 3/10/20 TEC: Comment Addressed. The Applicant has requested a waiver for the 20'
78 setback to Nelson Street.

78

- 79 3. The Applicant is requesting a waiver from Section 8 of the Bylaw to allow a maximum
80 building height of 65 feet where the maximum allowed is 35 feet. The proposed building
81 height, design, features, etc., will be reviewed by the architectural peer reviewer for
82 conformance with the Bylaw and character of the neighborhood. This comment is
83 informational only.

84

84 MEI Response: See attached Waiver Request List included in this submittal.

85

85 3/10/20 TEC: Comment Addressed. The Applicant has requested a waiver for the
86 maximum building height.

86

- 87 4. The Applicant is requesting a waiver from the loading area requirements in Section 9.5 of the
88 Bylaw. TEC acknowledges that the typical industrial loading requirements do not strictly

88



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- 89 apply to this project, however, the current layout does not promote efficient deliveries of any
90 kind, including moving trucks, mail/packages delivery, or trash/dumpster collection. TEC
91 recommends the inclusion of loading spaces or areas be designated to mitigate stoppages of
92 traffic flow, and pedestrian safety.
93 MEI Response: Our review of the Zoning Bylaws (see Section 9.5.1) indicates loading
94 areas are required for non-residential buildings. The Applicant agrees with the
95 reviewer that dedicated parking areas for moving, deliveries and other actions related
96 to residential properties should be provided. The plans included in this submittal have
97 been revised to provide parking areas for these actions at each residential building. See
98 sheets C15-C17.
99 3/10/20 TEC: Comment Addressed.
- 100 5. The Applicant is requesting a waiver from Section 10.1 of the Bylaw in its entirety as it will
101 meet M.G.L. Chapter 40B. The review of affordable housing requirements is not a civil
102 engineering issue and therefore this comment is informational only.
103 MEI Response: See attached Waiver Request List included in this submittal. 3/10/20
104 TEC: TEC defers to the Zoning Board.
- 105 6. The Applicant is requesting a waiver from Section 10.3 – “Planned Unit Development” of the
106 Bylaw in its entirety because the project is being proposed to meet the requirements of M.G.L.
107 Chapter 40B. The Applicant is proposing a multifamily development, so the requirements of
108 Section 10.3 do not directly apply, however, there are several requirements within this section
109 that apply to public safety issues. TEC will review all public safety issues as part of the peer
110 review. This comment is informational only.
111 MEI Response: See attached Waiver Request List included in this submittal.
112 3/10/20 TEC: TEC defers to the Zoning Board.
- 113 7. The Applicant is requesting a waiver from Section 11 of the Bylaw in its entirety. TEC
114 recommends that the Applicant submit concept plans for the proposed signage for the Board’s
115 review.
116 MEI Response: The Applicant will install the development sign at the intersection of
117 Sewell Street and the development’s access driveway (Road “A”). The sign will be 4ft
118 x 8ft in size and will include a stone foundation that will also include plantings
119 surrounding the sign. See sheet C-15 for sign location and attached Waiver Request
120 List for additional information.
121 3/10/20 TEC: Comment Addressed.
- 122 *Kathy Franson lost connection at 7:50PM*
- 123 8. The Applicant is requesting a waiver from Section 13 of the Bylaw regarding the requirements
124 of Site Plan review. The project is under review by the Zoning Board consistent with M.G.L.
125 Chapter 40B and will undergo 3rd party consultant peer reviews for several aspects of the
126 project. This comment is informational only.
127 MEI Response: See attached Waiver Request List included in this submittal.
128 3/10/20 TEC: TEC defers to the Zoning Board.
- 129 9. The Applicant is requesting a waiver from all Town of Groveland Wetland Protection Bylaws
130 and Regulations. The applicant has stated that they are and will continue to comply with the
131 state Wetland Protection Act (M.G.L. Chapter 131). A Notice of Intent will need to be filed
132 for the project and will be reviewed by the Conservation Commission and Massachusetts
133 Department of Environmental Protection (MassDEP). This comment is informational only.
134 MEI Response: See attached Request for Waivers from the Groveland Wetland
135 Bylaw, Groveland General Bylaws, Section 8-19 attached to this response letter. A



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- 136 Notice of Intent will be filed with the Groveland Conservation Commission and
137 MassDEP.
138 3/10/20 TEC: TEC defers to the Town of Groveland Conservation Department to
139 determine the appropriateness of the requested waiver.
- 140 10. The Applicant is requesting a waiver from all Town of Groveland Board of Health rules and
141 regulations stating that they will comply with Massachusetts DEP. The Applicant should
142 clarify and list the specific requirements of the Board of Health to be waived. Requirements in
143 place to protect public health and safety will not be waived.
144 MEI Response: Our review of the Board of Health (BOH) Regulations provided by
145 the Planning Department indicates no BOH waivers are required for the subject
146 project.
147 3/10/20 TEC: Comment Addressed.
- 148 **Site Plan/Layout**
- 149 11. Sewell Street and Nelson Street are both private ways. The Applicant should provide
150 documentation that they have the right to construct a project of this size on these roadways.
151 Construction of the project will impact the current state of both roads therefore impacting all
152 project abutters along these roads.
153 MEI Response: The Applicant's attorney has provided to Town Counsel all relative
154 documents concerning property rights.
155 3/10/20 TEC defers to Groveland Town Counsel on interpreting the legality of the
156 ownership rights.
- 157 12. Additional information should be added to the Site Plans including: a. Label existing roads and
158 associated rights-of-way b. Width of drive aisle c. Width of any accessible walkway or
159 sidewalk d. Parking space dimensions e. Building lengths and widths
160 MEI Response: Parking space dimensions, building lengths and widths have been
161 added to the plans. See sheets C4-C6. 3/10/20
162 TEC: Comment Addressed.
- 163 13. The Applicant should provide a snow removal plan addressing snow storage locations,
164 prohibited chemicals, etc.
165 MEI Response: Additional snow storage locations have been added to the January 13,
166 2020 Plan-set. See sheet C-4 through C6.
167 2/14/20 TEC: Comment addressed.
- 168 14. Sewall Street is designated as a private way and therefore connection to and/or modifications
169 to this roadway would require authority of the owner.
170 MEI Response: The Applicant submitted a letter to the ZBA dated December 20, 2019
171 relative to ownership rights for Sewell Street.
172 2/14/20 TEC: TEC defers to Groveland Town Counsel on interpreting the legality of
173 the ownership rights.
- 174 15. Nelson Street is designated as a private way and therefore connection to and/or modifications
175 to this roadway would require authority of the owner.
176 MEI Response: The Applicant's attorney has provided to Town Counsel all relative
177 documents concerning the property rights.
178 3/10/20 TEC: TEC defers to Groveland Town Counsel on interpreting the legality of
179 the ownership rights.
- 180 16. Applicant should coordinate with the Town of Groveland Fire Department to determine if
181 access to proposed buildings is adequate for current emergency vehicles.



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- 182 MEI Response: On January 15, 2020 the Groveland Fire Chief presented his findings
183 to ZBA and it is our understanding the Fire Department is agreeable to current
184 building heights and development layout, subject to the submittal of fire flow and
185 suppression calculations for the buildings / site.
186 2/14/20 TEC: Comment addressed.
- 187 17. Applicant should coordinate with the Town of Groveland Fire Department to determine the
188 required location and quantity of fire hydrants.
189 MEI Response: The Applicant met with the Fire Department to review the project in
190 December 2019. As noted above, the Fire Chief presented his findings at the January
191 15, 2020 ZBA hearing.
192 2/14/20 TEC: Comment addressed.
- 193 18. Applicant should provide a designated school bus pick up and drop off location, accessible
194 pathways to it, and demonstrate that a school bus can access and leave designated location.
195 MEI Response: It is the Applicant's understanding that school bus pick-up/drop-off is
196 required at the Salem Street / Sewall Street intersection. The Typical Details included
197 in this submittal show pedestrian and school bus accommodations at this intersection.
198 11/19/19 TEC: Comment addressed.
- 199 19. Applicant should provide a grading and drainage plan, clearly labeling the elevation of the
200 catch basin and drainage manhole rims and inverts.
201 MEI Response: The plan-set dated January 13, 2020 includes Grading and Drainage
202 Plans (C10 through C-14).
203 2/14/20 TEC: Comment addressed. Grading and Drainage Plans have been provided
204 and include rim and invert elevations for manholes and catch basins.
- 205 20. Applicant should provide a stormwater report demonstrating compliance with the requirements
206 of the Massachusetts Stormwater Handbook.
207 MEI Response: A Drainage Report, dated January 13, 2020 was submitted to the
208 Planning Department on January 14, 2020.
209 2/14/20 TEC: Comment addressed.
- 210 Further comments on Stormwater Report below.
- 211 21. Applicant should clearly demarcate the limit of grading and limit of work on all applicable
212 Site Plan sheets.
213 MEI Response: The Plan-set dated January 13, 2020 includes tree clearing / limit of
214 grading locations. See sheets C-10 through C-14. 2/14/20
215 TEC: Comment addressed. The limit of grading/clearing is shown on the grading and
216 drainage plan.
- 217 *Kathy Franson reconnected at 7:56PM*
- 218 22. TEC recommends adding a guardrail along the east side of the Sewell Street.
219 MEI Response: The Plan-set dated January 13, 2020 includes guardrail shown at the
220 subject location. See sheets C-4 and C-5.
221 2/14/20 TEC: Comment addressed.
- 222 23. It appears that Buildings 1, 2, & 4 will be served by "dead end" parking aisles. TEC
223 recommends that the parking areas be reconfigured to eliminate "dead end" parking aisles.
224 MEI Response: Parking spaces have been reconfigured to provide locations for
225 vehicles to turn-around in the subject parking lots. See sheets C-15 through C-17.
226 2/14/20 TEC: Comment addressed.
- 227 24. Applicant should provide a complete parking table with calculations that show the required
228 and proposed number of both regular and accessible parking spaces.



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- 229 MEI Response: The parking table shown on sheets C15-C17 has been revised. Please
230 note the inclusion of the loading areas has eliminated 8 parking spaces throughout the
231 development.
232 3/10/20 TEC: Comment Addressed
- 233 25. Applicant should show all proposed parking spaces on site plans.
234 MEI Response: Architectural plans were originally provided to Millennium on
235 oversized sheets and were reduced for the submittal purposes. We have adjusted the
236 scale of the sheets to the handwritten scales shown on the plans.
237 3/10/20 TEC: Comment Addressed.
- 238 26. Applicant should provide designated locations for dumpster and demonstrate feasible access
239 for pickup and drop-off of dumpster.
240 MEI Response: See turning template analysis included at the end of this response
241 letter for centralized garbage location.
242 3/10/20 TEC: Comment Addressed.
- 243 27. Applicant should provide adequate street signage and pavement markings such as stop signs
244 and stop lines, etc.
245 MEI Response: The Plan-set dated January 13, 2020 includes Pavement Marking and
246 Signage Plans. See sheets C-15 through C-17 and C-26. 2/14/20
247 TEC: Comment addressed
- 248 28. The Applicant should continue to coordinate with the Town of Groveland Water and Sewer
249 Department to confirm that the proposed water connections to the municipal system are
250 acceptable. The water connections are currently shown very close together which will not
251 provide a redundant loop in the system. Additionally, it is unclear if adequate water pressure
252 exists within the municipal system to serve a development of this size.
253 MEI Response: The Applicant has met with Water and Sewer Department to review
254 the project. It is our understanding the Department is agreeable to proposed water
255 system layout and the proposed water system layout and the proposed internal and off-
256 site sewer improvements supporting the project.
257 2/14/20 TEC: Comment addressed.
- 258 29. As currently shown, the project's sewer system will be routed through manholes and piping to
259 Salem Street. Beyond Salem Street, it is unclear how and where the sewer will be routed for
260 treatment. TEC understands that a sewer extension will be required to handle the project's
261 sewerage. The Applicant should continue to coordinate with the Town of Groveland Water
262 and Sewer Department to confirm the potential sewer connection.
263 MEI Response: The Plan-set dated January 13, 2020 includes the sewer system layout
264 within the proposed project. Off-site sewer improvements to support the project and
265 portions of the Town are currently in the conceptual stage. It is our understanding the
266 Water and Sewer Department support the internal and off-set improvements associated
267 with the project.
268 2/14/20 TEC: Comment addressed.
- 269 **New Comments – February 14, 2020**
- 270 30. Sheet L1 (Landscape Plan) is shown on Plan Index, however a landscape plan is not included
271 within the plan set.
272 MEI Response: The Applicant will prepare and submit a Landscape Plan soon
273 and prior to the issuance of a building permit.
274 3/10/20 TEC: Comment Addressed. TEC recommends that this be considered
275 a condition of approval.



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- 276 31. A parking area containing over 20 spaces shall have at least one shade tree per 8 parking
277 spaces.
278 MEI Response: Shade trees will be provided for all parking areas in accordance with
279 one shade tree per 8 spaces. Shade trees will be shown on the Landscape Plan.
280 3/10/20 TEC: Comment Addressed. TEC recommends that this be considered a
281 condition of approval.
282 32. Pre and Post Drainage figures which include locations of subcatchments, and design points
283 should be added to the Stormwater Report.
284 MEI Response (03/12/20): The post drainage figure has been revised to include DP6
285 and a adjusted DP7. See the Pre and Post watershed maps included in the revised
286 Stormwater Management Report made part of this submittal.
287 3/18/20 TEC: Comment addressed. Applicant included DP6 as well as the location for
288 DP7 was revised.
289 33. A description of each Design Point should be included in the Stormwater Report.
290 MEI Response: Additional information for the various design points have been added
291 to the Stormwater Report (Sections 4.0 and 5.0) included in this submittal.
292 TEC: Comment addressed
293 34. TEC recommends that a clay core be incorporated into the design of the infiltration basins to
294 prevent the possibility of slope breakout or berm failure. The location of the core should be
295 clearly added to the site plans.
296 MEI Response: Please note a clay core berm detail was included in the pervious
297 submittal. See sheet C-24.
298 3/10/20 TEC: Comment Addressed.
299 35. TEC requests that on future submissions, the HydroCAD reports be provided with no
300 hydrograph plots in order to save paper and reduce the overall length of the report. The 2, 10,
301 and 100-year storms should be provided with “node summaries”, and no hydrographs.
302 MEI Response: Hydrograph plots have been removed from the Drainage Report
303 included in this submittal Node summaries will remain.
304 3/10/20 TEC: Comment Addressed.
305 36. TEC requests that HydroCAD pond volume tables be provided for all proposed infiltration
306 basins and sediment forebays to confirm that adequate water quality volume exists.
307 MEI Response: HydroCAD pond volume tables are included in the Stormwater Report
308 included in this submittal.
309 3/10/20 TEC: Comment Addressed.
310 37. TEC recommends that a stormwater swale system be designed to capture runoff from the
311 northern portion of the Nelson Street emergency access road. The swale could potentially be
312 designed to capture runoff from Nelson Street and the unpaved portion of Sewell Street, and
313 connect back into the closed system at a nearby catch basin (CB4).
314 MEI Response: A swale has been added to the plans connecting the Nelson Street drainage
315 system to DMH2. See sheet C-10. Unfortunately, the grades on the unpaved portion of
316 Sewell Street are too low to drain to the proposed swale.
317 3/10/20 TEC: Comment Addressed.
318 38. The Site Plans should clearly identify the area of the project that will be constructed as wildlife
319 habitat as part of the environmental mitigation.
320 MEI Response: Labels of the wildlife habitat areas have been added to the plans. See
321 sheets C11-C12.
322 3/10/20 TEC: Comment Addressed.



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- 323 39. Test pits should be provided for all infiltration basins
324 MEI response (03/12/2020): The bottom of the chambers has been raised to provide
325 the required separation. See plan Sheet C-14. Please note the related test pit log on
326 sheet C-29 has been revised.
327 3/18/20 TEC: Comment addressed. The bottom of the chambers has been raised to
328 provide required separation.
- 329 **MassDEP Stormwater Management Standards**
- 330 40. Standard 1 states that no new stormwater conveyances may cause erosion in wetlands of the
331 Commonwealth.
332 TEC: The Applicant should provide rip rap sizing calculations, and provide an
333 accurate representation of the stone size, depth, length, and width of all rip rap
334 dissipation pads. This should include all outlets into and out of the proposed
335 infiltration basins.
336 MEI Response (03/12/20): Calculation for the two rip rap in question have been added
337 to the plans. See sheet C-27 for the calculation in question.
338 3/18/20 TEC: Comment addressed.
- 339 41. Standard 2 requires that post-development runoff does not exceed pre-development runoff off-
340 site.
341 TEC: Design Point 1 has an increase in peak flow. The plans should be revised to
342 reduce peak flows to Design Point 1. The Design Points should be identified and
343 shown on a drainage figures to make further determinations about the runoff.
344 MEI Response (03/12/20): The underground detention system is not an infiltration
345 system. The Plans have been revised to include an impervious liner surrounding the
346 stone. A 2-inch outlet has been added to the system for draining purpose and a new
347 manhole to accept the 2 inch and 4 inch outlets has also been added. See plan sheets
348 C-10 and C-24.
349 3/18/20 TEC: Comment addressed.
- 350 42. Standard 3 requires that the annual recharge from post-development shall approximate annual
351 recharge from pre-development conditions.
352 TEC: A mounding analysis should be provided where less than 4-feet of separation is
353 provided between the bottom of the proposed basins and estimated season high
354 groundwater (ESHGW).
355 MEI Response: A mounding analysis for Infiltration Basin 1 has been added to the
356 Stormwater Report included in this submittal (See Appendix F). The remaining
357 infiltration structures provide 4 ft or more of separation to the ESHGW.
358 3/10/20 TEC: Comment Addressed.
- 359 43. Standard 4 requires that the stormwater system be designed to remove 80% Total Suspended
360 Solids (TSS) and to treat 0.5-inch of volume from the impervious area for water quality.
361 TEC: Sediment forebay sizing calculations should be provided for all forebays.
362 Forebays should be sized to treat 0.1-inch volume of runoff for all impervious areas.
363 MEI Response: Forebays have been added to the plans for the 3 infiltration basins.
364 Sizing calculations for the subject forebays have been added to the Stormwater Report
365 included in this submittal and to sheet C-24.
366 3/10/20 TEC: Comment Addressed.
- 367 44. Standard 5 is related to projects with a Land Use of Higher Potential Pollutant Loads
368 (LUHPPL).



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- 369 TEC: The project is considered a LUHPPL because it will generate over 1,000 vehicle
370 trips per day. The Applicant has selected BMPs consistent with the requirements of
371 the MA Stormwater Handbook including deep sump hooded catch basins, proprietary
372 separators, sediment forebays, and infiltration basins. A minimum of 44%
373 pretreatment is required prior to discharging to an infiltration BMP, meaning all
374 infiltration basins will require a sediment forebay or proprietary separator.
375 MEI Response: Sediment forebays have been added to the 3 infiltration basins.
376 Proprietary separators or adequate pre-treatment facilities are provided for all
377 infiltration structures thereby providing the required 44% pretreatment. See sheets
378 C10-C14.
379 3/10/20 TEC: Comment Addressed.
- 380 45. Standard 6 is related to projects with stormwater discharging into a critical area, a Zone II or
381 Interim Wellhead Protection Area of a public water supply.
382 TEC: A portion of the project is within Zone II. The Applicant has selected BMPs
383 consistent with the requirements of the MA Stormwater Handbook including deep
384 sump hooded catch basins, proprietary separators, sediment forebays, and infiltration
385 basins. A minimum of 44% pretreatment is required prior to discharging to an
386 infiltration BMP, meaning all infiltration basins will require a sediment forebay or
387 proprietary separator.
388 MEI Response: A minimum of 44% pretreatment has been provided for each BMP.
389 See calculations provided in the stormwater report included in this submittal.
390 3/10/20 TEC: Comment Addressed.
- 391 46. Standard 7 is related to projects considered Redevelopment.
392 TEC: Small portions of the project are considered as “redevelopment”, however most
393 of the project will create new impervious area and will therefore need to fully meet the
394 MA Stormwater Standards.
395 MEI Response: This submittal includes responses to 3/10/20 TEC comments: 32, 33,
396 39, 40, 41, 52, and 53 to address this comment.
397 3/18/20 TEC: Comment addressed.
- 398 47. Standard 8 requires a plan to control construction related impacts including erosion,
399 sedimentation or other pollutant sources.
400 TEC: No comment.
401 MEI Response: This information is provided in the Stormwater Management Report
402 included in this submittal.
- 403 48. Standard 9 requires a Long-Term Operation and Maintenance (O & M) Plan to be provided.
404 TEC: The site plans should include an access path to perform maintenance on the
405 infiltration basins.
406 MEI Response: Access to the infiltration basin located to the east of “Road A” has
407 been added to the plans. Minor adjustments to the grading in the vicinity of the basin
408 provide the required access. See sheet C-10 for access to the subject basin. It is our
409 understanding the remaining infiltration structures have sufficient access based on our
410 peer reviewing meeting held on 2/13/20.
411 3/10/20 TEC: Comment Addressed.
- 412 49. Standard 10 requires an Illicit Discharge Compliance Statement to be provided.
413 TEC: No comment.



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- 414 MEI Response: A Compliance Statement for Illicit Discharges has been added to the
415 stormwater Report included in this submittal Below Comments are from TEC's
416 February 28th review letter
- 417 50. Based on review of the Pre-Development Watershed Map in comparison to recent aerial
418 photos, TEC identified two "detention ponds" at the site which are not labeled on the Pre-
419 Development Watershed Map. It appears that these detention ponds are being used to manage
420 stormwater from the current quarry use. Based on coordination with the Town of Groveland,
421 it appears that a previous "Sediment Basin Improvement Plan" was approved at the site. The
422 Applicant should provide the previously approved plan, and incorporate the sediment basin
423 into the stormwater study under existing conditions.
424 MEI Response: The subject detention basin has been incorporated into the existing
425 conditions, as shown on the attached Grading and Drainage Plan and Stormwater
426 Management Report. The "Sedimentation Basin Improvement Plan", prepared by
427 others, is included in this submittal.
428 3/10/20 TEC: Comment Addressed.
- 429 51. Review of aerial photographs of the site show that the two "detention ponds" are both
430 approximated 10,000 square feet in area. The basin closest to Salem Street appears to have a
431 designed rip-rap slope and potentially a designed outlet structure/rip-rap overflow. These
432 details should be provided and included in the Pre-Development drainage study.
433 MEI Response: Per our phone conversation with TEC on March 4th, there is only one
434 detention basin on site (see response No. 50). The second area identified by TEC as a
435 possible detention basin was a depression where runoff collected at the time the aerial
436 photograph was taken. The collection of runoff at this depression was a function of
437 site grading operations at that time. This depression was filled by ongoing filling
438 operations shortly after the aerial photograph was taken.
439 3/10/20 TEC: Comment Addressed.
- 440 52. The Applicant should provide the HydroCAD "Area Listing", "Ground Covers", and "Node
441 Listing" for the Pre- and Post- Development drainage areas for review.
442 MEI Response (03/12/2020): The missing 13,000 sf of post development area has
443 been added to the HydroCad file. Please note this area is in the vicinity of the Club
444 house/ pool location.
445 3/18/20 TEC: Comment addressed.
- 446 53. Many of the sub watershed areas on the Post-Development Watershed Map are illegible. For
447 example, the sub watershed to the east of P5I is not legible. For smaller sub watersheds, a
448 more detailed plan with a smaller scale may be required.
449 MEI response (03/12/2020): See our Response to comment No. 32 above
450 3/18/20 TEC: Comment addressed. DP6 was revised and included in the Post
451 Development watershed map.
- 452 54. Proposed sub watershed P9F does not include an area listing in the HydroCAD (see page 223)
453 of hydrocad report).
454 MEI Response: The revised HydroCAD calculations include calculations for
455 watershed area P9F.
456 3/10/20 TEC: Comment Addressed.
- 457 55. The limits of sub watershed P10A should be clearly identified on the Post-Development
458 Watershed Map.
459 MEI Response: The revised post-development watershed maps have been updated to
460 more clearly identify watershed area P10A.



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- 461 3/10/20 TEC: Comment Addressed.
- 462 56. TEC was unable to locate sub watershed P6C or P6D on the Post-Development Watershed
- 463 Map.
- 464 MEI Response: Watershed areas P6C and P6D are located along Nelson Street. See
- 465 Watershed Maps included in this submittal.
- 466 3/10/20 TEC: Comment Addressed.
- 467 57. To provide a conservative drainage analysis, TEC recommends using a consistent “condition”
- 468 for all sub watersheds between Pre- and Post- development calculations. For example, the
- 469 woods area in E5A is labeled as “fair” in Pre- calculations, and “good” in P5A for Post-
- 470 calculations. This would apply to grass areas as well.
- 471 MEI Response: The HydroCAD calculations have been updated accordingly to model
- 472 woods and grass areas as “good” in both the pre- and post- development conditions.
- 473 3/10/20 TEC: Comment Addressed.
- 474 58. TEC does not agree with the use of “brush” as a ground cover in the proposed conditions.
- 475 These areas should be modeled as “grass”, or evidence should be provided that “brush”
- 476 planting will be accomplished.
- 477 MEI Response: The HydroCAD calculations have been revised to eliminate the use of
- 478 “brush” as a ground cover and has been changed to “grass”.
- 479 3/10/20 TEC: Comment Addressed.
- 480 **BOARD:** Okay let’s address the legal use of Sewall and Nelson.
- 481 Amy Kwesell, Town Counsel: We did receive documentation from an abutter; however, they were
- 482 incomplete. (Book 35987/368) Deed from Groveland RT, LLC to Daley and Reppucci does in fact
- 483 convey Lots 38X & 39X (combined Assessor’s Lot 32D). The 7/26/2017 Deed from Daley/Reppucci
- 484 to Groveland Realty Trust, LLC (Daley is the Manager of the LLC) also conveys Lots 38X & 39X
- 485 (combined Assessor’s Lot 32D). Therefore, it is my opinion that the Applicant has site control.
- 486 Additionally, putting aside the statutory rights of abutters to use private roads, 5 lots were conveyed
- 487 explicitly allowing “the right to use said private way in common with others.” (3 on Sewall and 2 on
- 488 Nelson). It is my further opinion that he has the right to use both Sewall Street and Nelson Street.
- 489 However, any claim of overburdening the easement would be a private party matter.
- 490 Kathy Franson: The height says 75 feet, is that correct? I thought it was 65.
- 491 William Daley, Applicant: It is 75 feet for the ground level to the highest top of the roof. And
- 492 remember, that is the middle of the building and the buildings are stepped back. But the bylaw calls for
- 493 the height to be measured by the mean, so it is measured at 64’8”, including the parking level.
- 494 K. Franson: We did receive a letter from Conservation Commission back in March. So, we should
- 495 discuss this at the next meeting. Also, any update in regards to the conversation with the Water and
- 496 Sewer Commission?
- 497 Town Planner: Yes, the Water and Sewer Commission have written a letter in support of Mr. Daley
- 498 helping complete the sewer connection to the South side of Groveland. It has also been on their agenda
- 499 and conversation reflected in their minutes. They are actually going before the Board of Selectmen on
- 500 June 8th to request an easement on 350 Center Street to connect the existing easement and provide the
- 501 connection that could be used to help complete the preferred route. This is due to the recent movement
- 502 on the Community Trail. The Conservation Restriction in relation to the turtle mitigation would
- 503 eliminate the ability of the Town to have a sewer easement through that area if it is not established
- 504 prior to approval of the Conservation Restriction. They are only seeking the approval for an easement
- 505 at this time.



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506 **BOARD:** Discussed remote meetings and tentative schedule moving forward. Want to have public
507 input and participation in person. We can discuss some things remotely with the Conservation
508 Commission at the next meeting if the Applicant is amenable.

509 W. Daley: We can wait for a public meeting in a physical location but we would like to continue to try
510 and move forward with meetings remotely to address other outstanding items.

511 **BOARD:** We just want to note that Board members did a site walk on May 20th with Mr. Daley at 4
512 Sewall Street to see the site again.

513 **MOTION:** Jason Normand motioned to CONTINUE the public hearing for Application 2019-3, 4
514 Sewall Street until July 1, 2020. Chris Goodwin seconded the motion. A roll call vote was taken.
515 Voting aye: Chris Goodwin, aye. Kathleen Franson, aye. John Stokes, aye. Jason Normand, aye.
516 Motion approved.

517
518 **MEETING MINUTES:** Approval of May 6, 2020 meeting minutes.

519 **MOTION:** Kathy Franson made a motion to approve the May 6, 2020 meeting minutes as drafted.
520 Chris Goodwin seconded the motion. A roll call vote was taken. Voting aye: Chris Goodwin, aye.
521 Kathleen Franson, aye. John Stokes, aye. Jason Normand, aye. Motion approved.

522
523 **ADJOURNMENT**

524 **MOTION:** Kathy Franson made a motion to adjourn the meeting. The motion was seconded by John
525 Stokes. A roll call vote was taken. Voting aye: Chris Goodwin, aye. Kathleen Franson, aye. John
526 Stokes, aye. Jason Normand, aye. Motion approved. Meeting adjourned at 8:50PM.