



Town of Groveland Planning Board

183 Main Street
Groveland, MA 01834

APPROVED June 30, 2020
MOTION: Walter Sorenson made a motion to approve the June 16, 2020 meeting minutes. Brad Ligols seconded the motion. A roll call vote was taken. Voting aye: Walter Sorenson, aye. Brad Ligols, aye. Robert Danforth, aye. Jim Bogiages, aye. Motion approved.

Board/Committee Name: PLANNING BOARD
Date: TUESDAY JUNE 16, 2020
Time of Meeting: 7:00PM
Location: REMOTE VIA ZOOM VIDEO CONFERENCE

Present: Robert Danforth, Walter Sorenson, Jim Bogiages, Brad Ligols

Absent:

Staff Present: Rebecca Oldham

Robert Danforth, Chairman: The Planning Board meeting for Tuesday, June 16, 2020 was called to order at 7:04PM.

Town Planner:

This Open Meeting of the Groveland Planning Board is being conducted remotely consistent with Governor Baker's Executive Order of March 12, 2020, due to the current State of Emergency in the Commonwealth due to the outbreak of the "COVID-19 Virus." In order to mitigate the transmission of the COVID-19 Virus, we have been advised and directed by the Commonwealth to suspend public gatherings, and as such, the Governor's Order suspends the requirement of the Open Meeting Law to have all meetings in a publicly accessible physical location. Further, all members of public bodies are allowed and encouraged to participate remotely. For this meeting, the Groveland Planning Board is convening by video conference via Zoom as posted on the Town's Website identifying how the public may join. Please note that this meeting is being recorded, and that some attendees are participating by video conference. All supporting materials are available on the Town's website.

ANR

37 Wood Street, Jay Ogden: Assessors Map 8 Lot 4, create one new lot, Lot 4P.

Adam Cost with Mead, Talerman and Costa: We are looking to create one new lot. 3.1 acres and there is the remaining land of about 22 acres or so. So, we meet the requirements and it is a straight forward ANR.

Brad Ligols: Can you speak to the size of the culvert crossing? It appears to be quite large for a single family dwelling.

Jay Ogden: the culvert is just to handle any of the runoff that would come from the north side of the property and into the intermittent stream bed.

B. Ligols: Is this going to be involved in future development?

J. Ogden: At the last meeting it was suggested that we bring in definitive plans but this is the simplest lot to pursue without constructing a new roadway.

Jim Bogiages: You mention that donating the land is to the benefit the Town. But you are in fact saving money on the taxes on land that is essentially not buildable.

J. Ogden: That is true.

A. Costa: Jay originally talked with the Board about a common driveway. But the Board had stated that was not allowed. I know there was talk about allowing common driveways per Special Permit but that is currently not in place and he is unable to proceed and therefore chose the option before you.

Walter Sorenson: I am adamantly opposed to the common driveway bylaw, we eliminated it for a reason. So that needs to be vetted before discussion. The buildable circle is located in the back of the



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lot? We asked Jay to submit a conceptual plan to discuss the design. The circle is there to show the area you are able to build. And this circle is located so far back in the lot, you could actually put two more circles based on the location that was chosen. But if there is no future buildout. Then those other lots need to be labeled not a buildable lot.

BOARD: Discussion between whether or not to label a ‘not a buildable’ lot versus a notation that future development to be considered for the remaining land, Map 8 Lot 4.

MOTION: Brad Ligols made a motion to approve the ANR for 37 Wood Street to create lot 4P and a notation shall be made on the plan that the remaining lot, Map 8 Lot 4, is subject to future development. Walter Sorenson seconded the motion. Voting aye: Walter Sorenson, aye. Brad Ligols, aye. Jim Bogiages, aye. Robert Danforth, aye. Motion approved.

DISCUSSION AND POSSIBLE VOTE

Groveland Self Storage, Brad Ligols: Insubstantial change request.

Brad Ligols recused himself.

Town Planner: The Applicant is looking for an insubstantial change concerning the use of porous pavement as designed and approved. There is an issue securing the materials and in order to accommodate for the proposed drainage and impervious surface calculations the Applicant’s engineer has proposed the following to ensure that there will be no change to the approved design intent.

Brad Ligols: There is now concern that this material will become clogged with sediment due to the gravel driveway into the site and adjacent gravel roadways. Therefore, we propose to replace the porous pavement area with a 2’ wide, crushed stone infiltration trench. This trench will be 2’ deep along its entire length and will maintain the required 2’ separation from the seasonal highwater table, as required by the Massachusetts Stormwater Handbook. The infiltration trench will provide stormwater infiltration just as the porous pavement does but in a smaller footprint. This will allow for easier maintenance and reduce the likelihood of collecting sediment from vehicle tracking.

MOTION: Walter Sorenson made a motion to approve the insubstantial change for Groveland Self Storage. Robert Danforth seconded the motion. Voting aye: Walter Sorenson, aye. Robert Danforth, aye. Jim Bogiages, aye. Motion approved.

Billis Way Definitive Subdivision, Al Coulliard: Bond request.

Town Planner: The peer review engineer has reviewed the Plan and has been out to the site. The recommended bond estimate is being displayed on the screen for \$282,000.

Al Coulliard: We are trying to get binder down tomorrow. So, I am hoping the Board will allow TEC to submit a memo that it was completed and remove the \$82,000 from the estimate. That would leave \$200,000.

W. Sorenson: My opinion is to go with the number proposed and then submit the reduction.

MOTION: Walter Sorenson made a motion to set the performance bond for Billis Way at \$282,000. Jim Bogiages seconded the motion. Voting aye: Walter Sorenson, aye. Brad Ligols, aye. Jim Bogiages, aye. Robert Danforth, aye. Motion approved.

301 Main, Larry Bourdeau: Potential reuse of the building.

Town Planner: There is a gentleman looking to purchase the building and before doing so, and in order to secure financing, he needs to be sure that the Planning Board would allow him to operate the building as proposed. He is looking to use it as a medical office, physical therapy. If the Building Commissioner deems the use as “medical” it is a permitted use as of right and per Table 4.5 does require Site Plan Approval. Additionally, the parking calculation would be 4.3 per 1,000SF of floor



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area. So I am assuming about 8 parking spaces for that building and then the Post Office has been deemed small retail and would require 6 spaces. Additionally, the Business Zone requires one space per employee so assuming an additional 2 that would be a total of 16 parking spaces. The latest site plan for a restaurant showed a total of 10 onsite parking spaces for both uses and therefore the potential use as proposed would also require a Parking Reduction Special Permit. Additionally, the potential owner is not proposing to make any improvements, as discussed with prior applications, to the curb cut. He is not here on the call tonight, unfortunately. But that being said, I would like to get some feedback from the Board considering there have been multiple calls concerning the property.

BOARD: They need to make the improvements to the curb cut; it makes any use feasible. Important for the building to stay commercial. Any potential use needs to address the curb cut and traffic flow.

Benjamin Street Extension Modification, Dehullu Homes: vote on Memorandum of Decision.

R. Danforth: I will need to recuse myself. Wally will take over.

Town Planner: I have drafted the decision as provided to the Board with the proposed conditions and linking the modification decision back to the original decision as issued back in November of 2019.

TEC has reviewed the revised plan is on the call to speak to comments.

Peter Ellison with TEC, Peer Review Engineer: The Applicant will provide a 5:1 side slope on the edge of Benjamin Street by obtaining a temporary construction easement on the 9 Belle Street parcel. This will eliminate the requirement for a retaining wall and guard rail which is amenable to all parties. The latest plan identifies 9 total trees to be removed as part of the project. At least 5 of those trees are within the construction easement on 9 Belle Street. The Applicant has agreed to cut the trees and provide the wood to the owner of 9 Belle Street. TEC recommends that this be included as a condition of approval. Several shrubs and two trees have been added as a buffer between the 9 Belle Street property and the proposed roadway/34 Benjamin Street. Encroachment Area A is currently called out to be planted with residential lawn seed mix. Based on feedback of Ms. Sweetser, this area should be planted with some type of ground covering. TEC recommends that the planting of ground covering in this area be incorporated as a condition of approval.

Nancy Sweetser, 9 Belle Street: The draft language provided to me referenced the November 19, 2019 decision. Should it not mention the modification?

W. Sorenson: Yes, it should. They should make that change once the decision is approved this evening.

Nancy Sweetser, 9 Belle Street: Stop sign at the end of Belle and Benjamin seems ludicrous. To have someone stop and then try and start up, especially in the winter time, that will be very difficult. It doesn't seem feasible.

BOARD: Could change it to signage to be determined by the Highway Superintendent.

Peter Ellison: There were a couple of items we discussed. A couple of trees in the ROW which were dying, the layout to the road was lifted slightly to the left and they could start to work on the widening.

MOTION: Brad Ligols motioned to allow limited items to proceed. Jim Bogiages seconded the motion. Voting aye: Walter Sorenson, aye. Brad Ligols, aye. Jim Bogiages, aye. Motion approved.

MOTION: Brad Ligols made a motion to approve the memorandum of decision for Benjamin Street Extension Modification with conditions as amended. Jim Bogiages seconded the motion. Voting aye: Walter Sorenson, aye. Brad Ligols, aye. Jim Bogiages, aye. Motion approved.

INVOICES: Approval of outstanding invoices.

Benjamin Street Extension – TEC Invoice for \$1,223.



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MOTION: Walter Sorenson made a motion to approve the invoice for TEC for \$1,223. Brad Ligols seconded the motion. A roll call vote was taken. Voting aye: Walter Sorenson, aye. Brad Ligols, aye. Robert Danforth, aye. Jim Bogiages, aye. Motion approved.

MEETING MINUTES: Approval of June 2, 2020 meeting minutes.

MOTION: Walter Sorenson made a motion to approve the June 2, 2020 meeting minutes. Brad Ligols seconded the motion. A roll call vote was taken. Voting aye: Walter Sorenson, aye. Brad Ligols, aye. Robert Danforth, aye. Jim Bogiages, aye. Motion approved.

ADJOURNMENT

MOTION: Walter Sorenson made a motion to adjourn the meeting. The motion was seconded by Brad Ligols. A roll call vote was taken. Voting aye: Walter Sorenson, aye. Jim Bogiages, aye. Brad Ligols, aye. Robert Danforth, aye. Motion approved. Meeting adjourned at 8:44PM.