



# Town of Groveland Planning Board

183 Main Street  
Groveland, MA 01834

**APPROVED August 25, 2020**  
MOTION: Walter Sorenson made a motion to approve the June 30, 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 30, 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 30, 2020 was called to order at 7:02PM.

## 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.

## **PUBLIC HEARINGS**

**CONTINUED: 106 King Street, King Meadow Development c/o Kevin Cunniff:** Applicant is requesting approval of a preliminary subdivision plan for ten (10) residential lots. The plan includes the construction of a roadway with a cul-de-sac and the installation of stormwater management infrastructure and underground utilities. The site is located in the Residential 2 (R-2) Zoning District. (Assessors Map 26, Parcel 13).

**MOTION:** Walter Sorenson motioned to open the continued public hearing for 106 King. 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.

William Holt, Project Manager for the Applicant: We reduced the number of lots from 10 lots to 9 lots, reduced the length of the roadway and then made some adjustments based on comments from the Conservation Commission and their peer review Marc Jacobs. We will have sidewalks on both sides of the development for most of the roadway and then at least on one side in other areas. The island in the cul-de-sac will be used as a sediment forebay and we have another pond in the back of the development along lot 6. Lot 13G is about 10 acres and a non-buildable lot. There are significant wetlands on that lot. It was agreed there are intermittent streams and not perennial streams and therefore we are not with riverfront. We are proposing to connect to water on the Center Street which will be a significant improvement to the area for volume and pressure. But we do show wells as an alternative if there is an issue with the Water and Sewer Commissioner.



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Peter Ellison with TEC, peer review engineer: The Board was looking for more of an explanation for the waiver of roadway length. The plan does represent an improvement. But there is still a need for a waiver. Is there a reason for this waiver?

Mike Alesse, co-applicant: One of the reasons was to offset the cost for running the water main up the road and that would be one of the biggest points and we were also talking about putting some trails on the land we were not going to use.

Kevin Cunniff, co-applicant: We have talked about donating some of the land for the benefit of the Town such as a trail and the connection to water.

Walter Sorenson: The 750-road length and what that regulation was for and my own subdivision was an example for that. It is not a good argument to say I want to add beyond the regulation so I can pay for a water line that I need to put it in anyway. You are maxing the density over the regulation. understand the cost, but you have to start with the regulations and not for the board to waive 250 feet. That was put it in there because of access.

W. Holt: It is 825 feet to the center.

W. Sorenson: What happens when you shorten the roadway?

W. Holt: We would lose a lot.

W. Sorenson: A waiver can only be granted if there is a betterment to the Town. And the Board supported that in the past.

W. Holt: Yes, but that is a way off the property.

W. Sorenson: I would like it designed per the regulation not outside the regulation.

Brad Ligo: It sounds like there would be a benefit by the trail and the water line.

P. Ellison: I will read through my letter. The Applicant is proposing work within the 100 ft buffer zone to wetland areas. A Notice of Intent should be filed with the Groveland Conservation Commission. It is noted that the applicant is asking for a waiver from Section(s) 4.3.7.1 and 4.3.11.1 for the requirement of the maximum cul-de-sac road length of 750'. Proposed cul-de-sac is 825 ft long to the center of the cul-de-sac. Section 3.3.2.20 requires the applicant to submit a technical memorandum prepared by a traffic engineer with information about peak hour volume, sight distances and 85th percentile speed. TEC requests that applicant provide these documents for review. It is noted that the applicant is asking for a waiver from section 5.6.3 for the use of HDPE drainage pipe instead of reinforced concrete. The Groveland Highway Department should evaluate this request. It is noted that the applicant is requesting for a waiver from section 4.1.5.2 and proposing the use of 3" diameter iron pipes filled with concrete and a drill hole set in the concrete. The Planning Board should determine if this proposal is acceptable. As part of a Definitive filing, the Applicant should provide a stormwater report showing that proposed improvements meet all requirements of the Massachusetts Stormwater Standards. Applicant should coordinate with the Board of Health for the proposed location of the Wells. The Groveland Fire Department should review and provide comments on the locations of the proposed fire hydrants. The Applicant should coordinate with the Groveland Water Department to determine if adequate pressure exists for fire suppression/water connections. The project is located within the Aquifer Protection District "Zone 3", and will require a special permit for development within this zone, see Section 6.2.8.3 of the Zoning Bylaw. Section 6.2.7.1 of the Zoning Bylaw restricts the export of material from the development site, meaning all excess material should be stockpiled and re-used onsite. A cut/fill analysis may be required as part of the definitive filing to confirm no material will be exported. The Applicant provided a plan to calculate the Contiguous Buildable Area, however TEC is unable to decipher the hatching/calculations being presented. TEC requests that further explanation be provided for each lots CBA. The Applicant should indicate if the roadway will remain a public roadway or if the Town will be asked to assume ownership and



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maintenance. Per Section 4.8 of the Subdivision Regulations, all curbing should be vertical or sloped granite. It appears that the existing water main within King Street will be replaced by the project. Further detail or explanation should be provided on the water infrastructure improvements. Further explanation should be provided on Parcel 13G. It is unclear if this parcel is included in the subdivision. An easement is proposed on the 104 King Street parcel. An easement document signed by the Owner will be required. Explanation should be provided related to the legality of granting an easement on property reserved for agricultural purposes (Chapter 61A).

M. Alesse: We have met with the Water Department and thinks an 8-inch pipe would suffice but in the best interest of the town would be 12-inch pipe from Center Street. They are putting together a meeting and we are waiting to finalize these details. We have not yet heard back from the Fire Department at this point in time, we have 2 proposed and there is an existing hydrant at the edge of the property.

W. Holt: The trails would be on Lot 13G. If we have wells, we would need a restriction under DEP for the nitrogen loading restriction. However, if we do get the water and then there would be no restrictions.

K. Lawless, Applicant Attorney: We would be looking into exploring these issues further, whether it be conveyed to Conservation or an HOA, etc.

P. Ellison: In addition to the letter some other recommendations: Shifting the crosswalk on Katie Lane approximately 100-feet to the west, toward King Street, so it will be available for the residents of Lot 8. Also, this will put the crosswalk on a straight section of the roadway where the crosswalk is more visible. Recommend "softening" the horizontal curve in the roadway near the cul-de-sac. This could be accomplished by increasing the radius of the roadway baseline, and having the center of the roadway intersect with the center of the cul-de-sac.

Town Planner: There was a resident who inquired about preserving the elm trees along King Street. I have shared that correspondence with the developer.

K. Cuniff: I did speak with the resident and explained that where the road going, we cannot salvage those trees but we are obligated to plant trees and we would plant more trees. She seemed to appreciate the response.

## PUBLIC COMMENT

**Paul Kinch, 118 King Street:** We have reviewed the plans and my son is here to help me ask a few questions.

**Dan Kinch on behalf of Paul Kinch:** Clerk Office providing information. Affordable Housing Plan asks for affordable housing and the lots being proposed are over \$600K which is not affordable. Can they waive that?

Town Planner: For projects resulting in a net increase of four (4) to nine (9) dwelling units, the applicant may choose to make a cash payment to the Local Housing Fund based on Section 10.1.8 of the Zoning By-law. If you provide over 9 units, you must provide the affordable unit. It is the position of the Town that the developer even under 9 units strongly consider providing the affordable unit rather than making an in-lieu payment.

**Dan Kinch:** We would like to have the road the length per the regulations. I submitted some court cases in regards to alterations on the Fiore property. These people have been filling in the wetlands. The road length pushes into the buffer and interferes with the well.

W. Sorenson: The wetlands and wells are under jurisdiction of the Conservation Commission and the Water and Sewer Commission but the Planning Board does have jurisdiction of the road length.

**Dan Kinch:** The waiver from the aquifer can't that be explained?



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W. Holt: The total site impervious area percentage is calculated by dividing the total impervious area on site by total area of site and multiply by 100. Total impervious area is all pavement (road, drives and sidewalks) plus all roof areas 9 x the typical house/gar footprint size. I believe I used 30x60 box for each which is typically larger than actual roof areas constructed. I did actually calculate area of all proposed drives as shown on plan, same for road and sidewalks. I determined it to be 1.3+ acres of impervious area on entire property of 18.3+Ac. Therefore, to be safe in the number used: 1.4 imp Area / 18.4 total area x 100 = 0.0765 x 100 = 7.65% or approximately half of the 15% which triggers requirement for special permit under 6.2.8.3 of zoning.

**Dan Kinch:** The original plan was on the adjoining property; can you speak to that?

W. Holt: The new plan does not have any development on the adjoining property, so that is no longer an issue.

**BOARD:** Please provide these comments in writing prior to the meeting and we can address these with our peer review as needed.

**MOTION:** Walter Sorenson motioned to continue to public hearing for 106 King until August 25, 2020. 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 16, 2020 meeting minutes.

**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.

## **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 8:19PM.