

# Town of Groveland

## Planning Board

183 Main Street  
Groveland, MA 01834



*Robert Danforth, Chair*  
*Walter Sorenson, Jr.*  
*Jim Bogiages*  
*Brad Ligols, Associate Member*

Board/Committee Name: PLANNING BOARD  
Date: TUESDAY AUGUST 25, 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

**APPROVED September 15, 2020** MOTION: Walter Sorenson made a motion to approve the August 25, 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.

Robert Danforth, Chairman: The Planning Board meeting for Tuesday, August 25, 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.

### **DISCUSSION & POSSIBLE VOTE**

**245 Center Street:** Vote to endorse approved plan.

Town Planner: The Applicant has shown proof of the \$2 million limited liability insurance, the drafted Form F and drafted Form H. The mylars have been updated to reflect the waivers as listed in the decision. Endorsement will not allow any work to begin on this project since there are other conditions which must be met. However, it will allow the Applicant to legally create the lot and sell the existing home. The Plan and MOD are included in your packet. Staff recommends endorsement with the reminder that conditions still need to be met prior to any site work, including tree removal.

**MOTION:** Walter Sorenson made a motion to endorse the plan for 245 Center Street and to remind the Applicant that no work on the site can begin without meeting the other conditions of the Memorandum of Decision. 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.

**180R Center Street:** Bond and Escrow Release request.

Town Planner: Per the approved MOD, the Applicant shall submit an as-built plan and certification from a Registered Engineer stating that the site has been constructed according to the approved Plan. Both of these items have been submitted and were sent in your packet. The Board will need a formal vote to release the bond being held for \$200,000 and the remaining escrow funds (\$19.00) and to close the account.

**MOTION:** Walter Sorenson made a motion to release the bond being held for 180R Center Street and to release the remaining escrow funds being held and to close said account. Robert Danforth seconded

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the motion. A roll call vote was taken. Voting aye: Walter Sorenson, aye. Brad Ligols, aye. Robert Danforth, aye. Jim Bogiages, aye. Motion approved.

### **Salem Street:** FORM A Application.

*Brad Ligols recused himself as a direct abutter to the property.*

**Town Planner:** Applicant is looking to sell the property with the house located on Lot A. There is a cell tower located on Lot B. Lot A has 188.75 feet of frontage and about 5 acres and conforms per zoning in the Industrial Zone with a pre-existing non-conforming use. Lot B has about 1.5 acres and only 53.5 feet of frontage. It is listed as “not a buildable lot”. The purpose of Lot B is to legally separate the cell tower from Lot A. The Plan is included in your packet.

**MOTION:** Robert Danforth made a motion to approve the FORM A application for 8ss Salem Street. Walter Sorenson seconded the motion. A roll call vote was taken. Voting aye: Walter Sorenson, aye. Brad Ligols, recused himself. Robert Danforth, aye. Jim Bogiages, aye. Motion approved.

### **Atwood Estates:** Stormwater runoff. Violation of the Stormwater Management and Land Disturbance Bylaw.

**Town Planner:** Wednesday, July 23rd the Town experienced a microburst of rain which caused water and siltation runoff at Atwood Estates. Enough so, that the abutting property owner was flooded and sand washed down Center Street into the wetlands and had to be swept by the Highway Department. It was determined that a majority of the runoff was due to the existing catch basins at Atwood not yet being active. Furthermore, there are portions of the definitive plan that have not yet been completed. Notably the installation of a catch basin and the activation of a large underground chambered detention area where Atwood Lane meets Center Street. Please note there have been residents living at this development since May of 2019. On Tuesday, July 28<sup>th</sup> the Planning Department wrote the Developer to install additional erosion controls and warn of a violation to the Stormwater Management Bylaw. The Developer did not respond. A second attempt was made on July 30<sup>th</sup> and still no response. The third correspondence on August 3<sup>rd</sup> listed enforcement action and resulted in a response from the Developer stating that he would fix and add erosion control measures as requested prior to the Tropical Storm impacts predicted for August 4<sup>th</sup>. In between that timeframe, an abutter wrote a formal complaint concerning the flooding that occurred. Since that time another violation occurred this weekend and there was runoff from the pond which overflowed. Due to the incident, additional information was found that the site also did not account for about 50 feet of roadway runoff. A meeting was held on August 18<sup>th</sup> at the site with the Developer, his engineer, TEC, the Highway Superintendent, Conservation Commission Chair and Town Planner. It was determined that the swale on the shoulder will be extended down the roadway and that a catch basin will be added to the roadway and directed into the infiltration chamber already proposed in the design. The peer review engineer agreed this would accommodate for any additional runoff. The changes will be made and reflected in the as-built. Staff recommends a formal warning that under the Stormwater Management Bylaw any runoff from the site would result in a violation and would result in fines as allowed under 14.12.5. Staff also recommends that the site have monitoring after every rain event until the site is completed per the Stormwater Management and Land Disturbance bylaw.

**Al Couillard:** We are fixing the problem and we should have it done in the next two weeks.

**BOARD:** Monitoring will track the site until it is completed.

**MOTION:** Brad Ligols made a motion to have weekly monitoring at the site until completed. Jim Bogiages 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.

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Brad Ligols: How are we to inspect the underground chamber to ensure it is working when this is all completed?

Peter Ellison with TEC, Peer Review: The best way is to either send a camera down or send a laborer down to ensure there is no siltation buildup that would prohibit the unit from not functioning.

**BOARD:** We can review the as-built and have TEC review the Plans and changes to make sure it functions appropriately. The developer needs to get this done sooner rather than later. It's been unfinished for far too long with residents living there. We will not impose any fines as of now but reserve the right to begin imposing fines on September 15<sup>th</sup> if the work is not completed.

Billis Way: Correspondence from Kathy Kastrinelis. Bond reduction request.

Town Planner: Staff received an email from a resident concerning the screening at Billis Way. This correspondence was included in your packet. Staff shared with the resident the plan and the information concerning the 15FT and 20 FT no cut easements. But she requested there be additional screening. Staff did visit the site and notes that screening is lacking between the edge of the cul-de-sac and the cemetery road, however, the Plan calls for a privacy fence and additional shrub plantings that have not yet been installed. As of date, the developer has built per the design approved by the Planning Board. The MOD does not contain a condition pertaining to additional screening and the Board offered two waivers in efforts to maintain a buffer:

- Section 4.3.7.1 and Section 4.3.1 of the Rules and Regulations require that permanent cul-de-sac streets be limited in length to seven hundred fifty feet (750'). Due to the existing topography, stream and adjacent property uses (cemetery and municipal wellfield) the roadway could not be extended to connect to another street. The waiver will allow the construction of the roadway to a length of approximately eight hundred seventy-four feet (874') as shown on the Definitive Plan. The extension of the roadway will allow the Applicant to provide additional buffer to the adjacent cemetery. AND Section 4.9.3 of the Rules and Regulations requires that the installation of sidewalks on both sides of the street. The requested waiver will allow for the installation of sidewalk on one side of the street. The installation of only one sidewalk will accommodate the establishment of a buffer between the proposed roadway and the abutting cemetery and will reduce impervious area.

Town Planner: The Developer has also requested a bond reduction to \$200,000. The bond was set at \$282,000. TEC reviewed the site and based on the work completed agrees with the reduction.

**Kathy Kastrinelis, 12 Hillview Drive:** I am here tonight as a concerned resident and not a member of the Board of Selectmen. We should protect historic burial grounds. There is supposed to be a no touch area and it is not clearly delineated and it should be shown clearly on in the field. Will there will be fines if this no touch area is violated? How many homes will back up to the cemetery? When we went through this process the Planning Board stated there would be a 20-ft buffer between the entire length of the cemetery. The second issue I have is erosion. They are cutting into the hill; it also looks like they are cutting into existing drainage. How do we know that it will not impact the burial plots? I think we are opening ourselves up to a world of problems for those entering the cemetery. My concern is real and it exists and I think more needs to be done. I was at the site just recently and I could hear the workers yelling and swearing and there is just no respect for those burying their loved ones. I want the Planning Board to do whatever is in your power to protect the cemetery.

Jim Bogiages: Was there ever a fence there originally?

**Kathy Kastrinelis, 12 Hillview Drive:** No, there was woods and brush. The clear cutting has opened up the whole cemetery to vandalism.

Al Couillard: There are stakes on the ground that indicate the no-cut zone. There is also language in the homeowners deed in perpetuity. The first house does not have a no cut zone, nor does parcel A.

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The endorsed Plan only has a 20-ft no cut buffer on two lots and a 15ft buffer on the back lot. I am constructing the site per the Plan. I am also concerned about the erosion issue and the Plan approved is not designed correctly. We will be putting together a plan to grade and stabilize the hill. The retaining wall on that plan cannot be built and that is the problem. We are going to grade it properly and ask for a modification at your upcoming meeting. We will have a Plan to share with TEC to review.

W. Sorenson: Well the buffer needs to be clearly marked and when completed there should be monumentation or signage to state that trees cannot be removed. The fence that is proposed has the materials been decided on?

A. Coulliard: They have not been decided at this time.

**Kathy Kastrinelis, 12 Hillview Drive:** I would like to ask that the cemetery commission be involved.

**MOTION:** Walter Sorenson made a motion to have the developer install orange temporary construction fencing along the no-cut buffer, to review the condition of signage, to have the Developer provide fencing options to be reviewed by the Board and to also review the erosion Plans at the September 15<sup>th</sup> meeting. 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.

**MOTION:** Brad Ligols made a motion to reduce the bond for Billis Way \$82,000 and to leave \$200,000. Jim Bogiages 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.

**Benjamin Street Extension, Dehullu Homes:** July 16, 2020 Field Report. Vote to endorse approved modification plan. Vote to approve and designate member signature for the Tripartite Agreement.

**733 Salem Street (Oakland Terrace), Dehullu Homes:** July 16, 2020 Field Report.

Town Planner: The next two items on the agenda should be reviewed together as there is overlap.

Peter Ellison with TEC, Peer Review Engineer: TEC conducted a field visit and noted that trees have been removed throughout the lot at 38 Benjamin Street, however stumps remain through the lot. Work has extended beyond the limit of work in the northeast corner of Lot 18B. This area has been utilized by construction equipment traveling between Benjamin Street and Oakland Terrace. This construction access was not shown on the approved plans. It does not appear that any trees have been cut on the private property of 9 Belle Street to date. The Contractor should confirm that this is the case. As a reminder, per the decision of the Planning Board, any trees removed from the 9 Belle property must be cut and delivered to the private property owner for their use. TEC also noted that the trees have been removed throughout the three proposed lots and stacked within proposed lot 68E. The Definitive Subdivision Plan includes an area within Lot 68F of undisturbed land and is labeled as the limit of clearing, however this area has been cleared of all existing trees. Trees have been removed beyond the limit of work in the southwestern corner of Lot 68G. This area has been utilized by construction equipment traveling between Benjamin Street and Lot 68G of Oakland Terrace. The Planning Board should review this construction access point, as it was not shown on the approved Plan.

Town Planner: Additionally, the Developer is looking for a plan endorsement and for the Board to sign the Tripartite Agreement. No appeal was filed. However, the developer had altered the limit of work that is on the Plan they are set to endorse with no indication of a plan to restore. There are neighbors on the call that are here to speak concerning this issue and the removal of trees at 733 Salem Street.

### PUBLIC COMMENT

**Kai Colombo, 147 Washington Street:** The trees that were removed were not in bad shape. I did go out there and I don't know why they removed it. So there is the erosion control line and then the trees

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that are tagged. I'm unsure of the tags. Are these trees to be removed also? Is all the cutting done in that area?

William Holt, Project Manager: We are keeping a 30-foot tree line. There will be more cutting because of the water line. About a 20-foot wide path.

Dena Dehullu: We also got permission from the neighbor at 36 Benjamin Street to remove that tree for the temporary access.

**BOARD:** Discussed how there was no landscaping plan or replanting plan associated with either.

D. Dehullu: We plan on just putting the grass back on both areas.

P. Ellison: The path should be put back to existing conditions.

J. Bogiages: You took the liberty of exceeding what was required as part of the approved Plan and I don't want to sign a Plan that does not reflect what was done and does not have a restoration effort.

**BOARD:** A sheet should be added to the mylar that shows the path and the replanting/restoration plan. In regards to 733 a landscape plan should also be submitted to show what the intention is for that area.

**Nancy Sweetser, 9 Belle Street:** I would also like to add that the microburst caused runoff and washed out my driveway. I did call Steve and he came out and put hay bales but the recent storm event caused the same issue.

D. Dehullu: Once we are given permission to start work again we will do whatever we can to address the runoff issue and erosion issue along the driveway.

**BOARD:** We cannot endorse a plan until it has been updated.

**MOTION:** Walter Sorenson made a motion to hold on endorsement until a sheet has been added to the plan set with the temporary access road and restoration plan. A roll call vote was taken. Voting aye: Walter Sorenson, aye. Brad Ligols, aye. Robert Danforth, aye. Jim Bogiages, aye. Motion approved.

**MOTION:** Walter Sorenson made a motion that a landscape plan be submitted for 733 Salem Street. Jim Bogiages 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:** These plans were received late in the day Friday before the meeting. We need to stand true to the Board policy for submittal of review materials for all projects.

**MOTION:** Walter Sorenson made a motion that all meeting materials that require outside review must be received two weeks in advance and those that do not require outside review are required the Thursday prior to the meeting before 12PM. 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.

**Center Street (map 09, parcel 002), Paul Marchionda:** Potential filing for a CSD or PUD.

Town Planner: The purpose is to discuss with the Board the conflicting information in the regulations and to determine if there is a reason to believe that the board may waive any requirement for connection to municipal sewerage in either or both of the CSD and PUD regulations.

### CSD

Section 10.2.6.2.K of the CSD regulations address percolation testing for the purposes of siting wastewater treatment options. However, section 10.2.8.5 states "Lots modified under this Section must be connected to the Groveland municipal water and sewer system". In section 10.2.9 Open Space Requirements of the CSD sub section d, states that "Wastewater and stormwater management systems serving the CSD may be located within the open space." Clearly some sections of the regulation require municipal sewerage and others allow subsurface disposal systems.

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### PUD

Similarity in section 10.3.3.n of the PUD regulations it is stated that any sewerage treatment facility shall be subject to the approval of the board of health... However, section 10.3.3.x states that all buildings shall be connected to the Groveland Sewer System.

Staff recommends that if the Board would waive the requirement that the language be changed in the bylaw. Maybe to state "if a municipal sewer is within 500 feet from the development the developer shall connect to sewer." Unless, the Board does not want to mandate any sewer connection at all and we strike the language from the bylaw entirely.

**W. Sorenson:** It is hard to say one way or another without seeing a design. There is an option to submit a conceptual for small money so we can review this more thoroughly. There are currently no PUD or CSD developments that are not connected to sewer.

**BOARD:** We should review the language more closely for clarity, but cannot make a determination until seeing a plan and what is being proposed.

### 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.

**Kevin Cunniff:** We would like to ask the Board to close the preliminary process and move forward with a filing for a definitive Plan.

**Town Planner:** TEC supplied a review letter dated June 30, 2020. The Applicant has not provided a response comment. The major plan updates included a reduction from 10 lots to 9 and shortened the roadway length. The Applicant is also in negotiations with the Water and Sewer Commission concerning the improvements to be made to the infrastructure along King Street that would not only benefit this development but about a dozen other homes and also provide monies and labor for the cost to perform the work, which the Commission is unable to do at this time. Since these major design changes have been made, it is the Board's decision as to whether or not the Applicant should now proceed with a Definitive filing as presented with three waivers for a more technical review. The Applicant will also need to file an Aquifer Special Permit and Land Disturbance and Stormwater Management permit and will possibly need to meet the requirements of the Scenic Bylaw. I have drafted a decision for your review. Also, the Board received the comment letter as requested from the abutter, Paul Kinch.

**Town Planner:** Before discussing the correspondence please note that the Board has been advised that any ethics complaint must be addressed by the authority in control and that is the State Ethics Commission. ALL complaints related to those matter should be directed to the Enforcement Division (617) 723-4086. Any Open Meeting Law violations and withholding of information should be directed to the Attorney General's Division of Open Government at (617)963-2540. Additionally, any discussion of complaints against a public official/employee in a public meeting is a violation of the Open Meeting Law and any attempt to discuss such should be immediately shut down. Other comments and responses from a staff perspective is as follows:

**Paul Kinch, 118 King Street:** In consideration of any waiver of any ordinance for the proposed development, will the board consider the cost of a proposed home is at minimum 720,000.00, while

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the housing needs of Groveland require more housing built in the range of 350,000.00? How does waiving an ordinance benefit the town in this specific matter?

**BOARD:** The Board cannot waive the requirement. However, under Section 10.1.5.2, projects that produce less than 9 units may make a payment in lieu of constructing the house which will then be put into a fund used to create affordable housing in Town. If the Developer had 10 units, they would have to provide the unit. There is no waiver of the requirement just an option to pay into a fund for affordable housing.

**Paul Kinch, 118 King Street:** In Consideration of any waiver to extend the total length of roadway in the proposed development; will the board please estimate the yearly cost, to the Town, of maintaining the new roadway and drainage infrastructure using town resources for the maximum allowable road length of 750 feet and any proposed additional lengths?

W. Sorenson: The Plan should be designed to the regulation and not to exceed such.

**Paul Kinch, 118 King Street:** In the last meeting the Applicants committed to giving trails to the Town in exchange for a waiver in the length of roadway. Will the Applicants be donating the remaining undeveloped and unbuildable land to the Town of Groveland? This seems to be the only equitable way to compensate the town for the cost of maintaining the Proposed development in the future, regardless of any waiver in the length of roadway allowed. We again state, that we see the required upgrading of water pipe from Center Street, and up King Street to the proposed development site as requirement necessary for development and should not be groundlessly used to reward the Applicants.

Kevin Cunniff: That offer is now off the table.

**Paul Kinch, 118 King Street:** We again ask the Board to enforce the export ban required by building in Zone 3 of the Aquifer Protection District. The proposed development appears to alter the entire site, approximately 9 acres, and would be significantly higher than the minimum threshold of 15%. Will the Board require the Applicant to submit verified measurements for consideration of any waiver to these requirements? Will these measurements be made available to the public?

**BOARD:** TEC will review the applicability of the Aquifer Protection regulations when the definitive subdivision is filed.

**Paul Kinch, 118 King Street:** Where is the Low-income housing proposed to be located?

**BOARD:** The Developer has proposed 9 single family homes and therefore could make a payment in lieu of constructing the affordable housing unit. However, the developer may also choose to provide the unit. At the time of the Definitive filing the Applicant shall indicate such and either option will be included as a condition in the Memorandum of Decision as done in other subdivisions.

**Paul Kinch, 118 King Street:** We feel the existing design of the storm water management infrastructure is undersized and as an abutter receiving the water downstream, we feel larger containment designs are necessary. Will the Board please direct the applicants to provide a design an alternate design that will accommodate more wastewater?

**BOARD:** TEC will review the stormwater design for conformance with the MA Stormwater Handbook when the definitive subdivision is filed (TEC has already provided concerns regarding the size of the stormwater BMPs)

**Paul Kinch, 118 King Street:** Will the Board please verify the applicants' measurements concerning the contiguous building area?

**BOARD:** TEC will perform a final review to check the contiguous building area for each lot when the definitive subdivision is filed.

Town Planner: There is also correspondence in your packet from the abutter at 102 King Street. The neighbor is looking for a delineation of her property from the development in the way of a fence. The abutter is on the call but recording an unable to speak.

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**Denise Kinch, 118 King Street:** I am speaking on behalf of Robyn Wright and have been told that she no longer wishes this issue to be addressed at this meeting.

**BOARD:** Do not want the roadway to be extended beyond 750. There would be extra homes that would be serviced by water. That regulation is in place and should be designed to meet the regulations.

**MOTION:** Walter Sorenson made a motion to deny the waiver for the roadway length. Jim Bogiages seconded the motion. Robert Danforth offered an amendment to the motion and to table the waiver until the Definitive application is filed. Walter Sorenson accepted the amendment. 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.

**Town Planner:** The draft before you formally state the findings of the proceedings and the preferences of the Board based on our discussion throughout the public hearing process.

**MOTION:** Robert Danforth made a motion to approve the drafted decision and to allow the Applicant to file a definitive subdivision plan. Walter Sorenson 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.

**MOTION:** Walter Sorenson made a motion to close the public hearing for 106 King Street, Preliminary Subdivision filing. Jim Bogiages 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 30, 2020 meeting minutes.

**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.

### **TOWN PLANNER UPDATE**

**Town Planner:** Please be advised that in order to fulfill your term as board members you must submit a signed certificate of receipt, stating that you have received, read, and understand the Massachusetts Open Meeting Law. I am pretty certain all of you have submitted this form. However, also, please note that every 2 years, all state, county and municipal employees must complete a conflict of interest law online training program. Newly elected or appointed public employees must complete this training within 30 days of beginning public service, and every 2 years thereafter. I believe we only have one member that is missing their certificate.

Next meeting the Board may meet in person at the next meeting in September. However, the limit of number of people that can be in the room is 10. The public is also still not allowed to enter. So similar to how the Board of Selectmen conduct their meeting. The members, myself and then a person from Cable TV are in the room spaced out and then applicants can wait in the hallway and we can call them after wiping down the table, etc. Then we will also be participating by Zoom for all public comment. Unless the Board would prefer to continue to hold meetings via Zoom until we are presented with an alternative to have the public present at meetings. The Board should make this determination so that I can notice the upcoming 895 Salem Street application accordingly.

**BOARD:** If the numbers stay down let's try and meet in person.

### **ADJOURNMENT**



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**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 10:11PM.