

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



Robert Danforth, Chair
Walter Sorenson, Jr.
Jim Bogiages
Brad Ligals, Associate Member
2020 AUG 27 PM 2:07

NOTICE OF DECISION

PAID
TAX COLLECTOR

PROPERTY: 106 KING STREET
ASSESSORS MAP 26 PARCEL 13

PETITIONER: King Meadow Development, LLC
c/o Kevin Cunniff
ADDRESS: 211 Seven Star Road
Groveland, MA 01834

DATE: August 25, 2020

HEARING: March 18, 2020, April 21, 2020,
May 5, 2020, June 2, 2020, June
30, 2020, August 25, 2020

YOU ARE HEREBY notified of the Decision of the Planning Board on the application made by Kevin Cunniff on behalf King Meadow Development, LLC (the "Applicant") for property located at 106 King Street Massachusetts, Assessor's Map 26 Parcel 13 in Groveland, MA, located in the Residential 2 (R-2) District (the "Property").

As set forth in the application filed with the Board and testimony, the Applicant sought preliminary subdivision plan approval. The plan calls for ten (10) residential lots and includes the construction of a roadway with a cul-de-sac and the installation of stormwater management infrastructure and underground utilities. During the public hearing process, the Applicant revised the Plan to have nine (9) lots and shorten the length of the proposed roadway from 905.5 feet to 825.4 feet. The Applicant also revised the street name from King Meadow Drive to Katie Lane.

The application was filed on February 4, 2020 and the hearing was advertised in the Lawrence Eagle-Tribune on March 4, 2020 and March 11, 2020. All abutters were notified via Certified Mail Return Receipt. The Groveland Planning Board opened the public hearing on March 18, 2020. The Groveland Planning Board then held public hearings remotely via Zoom video conference on April 21, 2020, May 5, 2020, June 2, 2020, June 30, 2020 and August 25, 2020. Remote meetings were held due to Governor Baker's Executive Order of March 12, 2020, and 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, municipalities 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.

The following members were present: Robert Danforth, Walter Sorenson, Jim Bogiages and Brad Ligals.

FINDINGS

The submission of a preliminary plan will enable the subdivider, the Planning Board, and other municipal agencies and owners of property abutting the subdivision to discuss and clarify the problems of such subdivision before a definitive plan is prepared.

1. 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.
2. The Applicant is proposing to disturb more than 20,000 square feet of land and should file a Stormwater Management and Land Disturbance Permit with the Planning Board.

3. 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.
4. 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.
5. 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. The Applicant shall provide these documents for review.
6. 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.
7. 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.
8. 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.
9. Applicant should coordinate with the Board of Health for the proposed location of the Wells.
10. The Groveland Fire Department should review and provide comments on the locations of the proposed fire hydrants.
11. The Applicant should coordinate with the Groveland Water Department to determine if adequate pressure exists for fire suppression/water connections.
12. 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.
13. The Applicant provided a plan to calculate the Contiguous Buildable Area, however TEC, the peer review engineer, is unable to decipher the hatching/calculations being presented. Further explanation should be provided for each lots CBA.
14. The Applicant should indicate if the roadway will remain a public roadway or if the Town will be asked to assume ownership and maintenance.
15. Per Section 4.8 of the Subdivision Regulations, all curbing should be vertical or sloped granite.
16. 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. The Planning Board would prefer to see the development serviced by Town water and would also prefer to see a betterment provided to the Town through the improvement of the existing infrastructure in King Street in order to service the development and others.
17. Further explanation should be provided on Parcel 13G and 13H. It is unclear if these two parcels are included in the subdivision. During the public hearing process, it was mentioned Lot 13G would have trails and remain open space. If land is to be dedicated as open space, the Planning

- Board would like to see a conservation restriction placed on the lot and for the Applicant to provide information as to who will own the parcel/restriction, etc.
18. 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).
 19. The Applicant should shift 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.
 20. The Applicant should consider "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.
 21. The Applicant should confirm if King Street is designated as a Scenic Road and if so, will need to follow the regulations as outlined in the Groveland General Bylaw under Section 10-6.
 22. The Applicant should consider a stockade fence behind Lot 1 to delineate the property from the abutter at 102 King. This property holds an easement that provides vehicular access to 104 King. A fence would help provide privacy to existing and future homeowners and eliminate any confusion as to property boundaries. Additionally, the Applicant should consider a no-cut easement on Lot 2, 3 and 4 as to protect the neighboring wetlands and provide adequate screening to the abutting property.
 23. The Applicant shall update plan sheet EC9, Erosion Control Plan, to show the proposed nine (9) lots. The updated plan set still includes the original design.

Per the findings set forth above, the Board finds that the Applicant may move forward with a definitive subdivision filing.

DECISION

After the meeting on the above date, and upon a motion by Robert Danforth, seconded by Walter Sorenson, the Planning Board finds in favor of Applicant to file a definitive plan based on the findings associated with the preliminary plan. A roll call vote was taken. Voting aye: Walter Sorenson, aye. Brad Ligols, aye. Robert Danforth, aye. Jim Bogiages, aye. Motion approved.

The following information shall be deemed part of the decision:

Plan titled:	Preliminary Subdivision Plan King Meadow Farm
Prepared for:	King Meadow Development LLC.
Prepared by:	WGH Land Survey & Design 83 West Main Street Merrimac MA 01860
Date:	January 15, 2020 and revised to June 15, 2020
Sheets:	C1, S2, S3, S4, S5, S6, D7, D8, EC9

PLANNING BOARD



Robert Danforth, Chair