

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 DECEMBER 1, 2020
Time of Meeting: 7:00PM
Location: REMOTE VIA ZOOM VIDEO CONFERENCE

Present: Robert Danforth, Jim Bogiages, Brad Ligols

Absent: Walter Sorenson

Staff Present: Rebecca Oldham

APPROVED

January 5, 2021

MOTION: Walter Sorenson made a motion to approve the December 1, 2020 meeting minutes. Jim Bogiages seconded the motion. A roll call vote was taken. Voting aye: Brad Ligols, aye. Robert Danforth, aye. Jim Bogiages, aye. Motion approved.

Robert Danforth, Chairman: The Planning Board meeting for Tuesday, December 1, 2020 was called to order at 7:05PM.

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

895 Salem Street, Robert Baldini and Steve Daniels: Vote to endorse Site Plan.

MOTION: Brad Ligols made a motion to endorse the Site Plan for 895 Salem Street. Robert Danforth seconded. A roll call vote was taken. Voting aye: Brad Ligols, aye. Robert Danforth, aye. Jim Bogiages, aye. Motion approved.

0 Center Street, Paul Marchionda: Conceptual plan review.

Town Planner: The Board requested at their August 25, 2020 meeting that the be presented with an informal plan to show what would be proposed prior to making any determination on issues they might consider for a waiver under the CSD Special Permit.

Paul Marchionda: So we are looking for an even more basic question as to whether or not the bylaw allows for the waiver of sewer, because it conflicts.

BOARD: While the bylaw conflicts the CSD permit offer flexibility to those developments that over betterments to the Town and provide a better use of land.

P. Marchionda: Well we have not gone through that rigor at this point in time because if sewer is required, we cannot build. My client does not want to spend an exorbitant amount of monies on designing a project that will not be approved.

BOARD: While the bylaw does conflict, we should clarify instead of offering waivers until we determine if we want to eliminate septic systems or allow them within a certain distance away from sewer. Therefore, we are of the opinion that under a CSD you would currently need to connect to sewer and if you cannot connect to sewer you should file for a definitive subdivision.

Town of Groveland

Planning Board

183 Main Street
Groveland, MA 01834



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

37 Dwinnell Street, Arthur Costonis: Conceptual plan review.

Town Planner: The gentleman asked to continue until they were able to perform more due diligence on the property.

MEETING MINUTES: Approval of October 6, 2020 meeting minutes.

MOTION: Brad Ligols made a motion to approve the October 6, 2020 meeting minutes. Jim Bogiages seconded the motion. A roll call vote was taken. Voting aye: Brad Ligols, aye. Robert Danforth, aye. Jim Bogiages, aye. Motion approved.

Town Planner: We have no other matters before the Board and I would suggest we reconvene in January. Either the 1st Tuesday or 3rd, depending on if any business arises or an application is filed.

ADJOURNMENT

MOTION: Brad Li made a motion to adjourn the meeting. The motion was seconded by Brad Ligols. A roll call vote was taken. Voting aye: Jim Bogiages, aye. Brad Ligols, aye. Robert Danforth, aye. Motion approved. Meeting adjourned at 7:37PM.