



**Town of Groveland**  
**Economic Development**  
**Planning & Conservation Department**  
**Planning Board**  
183 Main Street  
Groveland, MA 01834

*Brad Ligols, Chair*  
*Walter Sorenson, Vice-Chair*  
*Jim Bogiages*  
*Robert Danforth*  
*John Stokes III*

Board/Committee Name: PLANNING BOARD  
Date: TUESDAY, October 5, 2021  
Time of Meeting: 7:00PM  
Location: Town Hall, Main Meeting Room,  
183 Main Street Groveland, MA 01834

**APPROVED**  
**NOVEMBER 9, 2021**  
MOTION: Walter Sorenson made a motion to approve the September 20, 2021 meeting minutes. Robert Danforth seconded the motion. The vote was 5-0, unanimous in favor.

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

Absent:

Staff Present: Rebecca Oldham, Director of Economic Development Planning & Conservation

Brad Ligols: The Planning Board meeting for Tuesday, October 5, 2021 was called to order at 7:05PM.

MEETING MINUTES: Approval of September 20, 2021 meeting minutes.

**MOTION:** Walter Sorenson made a motion to approve the September 20, 2021 meeting minutes. Robert Danforth seconded the motion. The vote was 5-0, unanimous in favor.

**BOND REDUCTION:** Billis Way, Al Couillard.

R. Oldham: The Developer has submitted proof of his SWPPP reports and paid the inclusionary fee. He has placed stone along the slope of the cul-de-sac, as requested, to stabilize the area. TEC went out to the site and have confirmed a reduction from \$235,965 to \$73,125.

**BOARD:** The driveways are not in and we need monies to review the as-built. We should reserve closer to \$100,000.

**MOTION:** Walter Sorenson made a motion to reduce the bond for Billis Way and leave \$100,000 remaining. Robert Danforth seconded the motion. The vote was 5-0, unanimous in favor.

B. Ligols: In regards to Atwood Estates. Are you going to put up curbing?

A. Couillard: I am not going to put up the curbing. It is functioning.

B. Ligols: Shows photo. It is flooding onto residential property.

A. Couillard: I have been up there and have also taken photos and there is no flooding.

Walter Sorenson: We can make them put in the curbing. Under the Subdivision Control Law.

Robert Danforth: We waived the curbing. So, you cannot.

R. Oldham: We have been monitoring the site and while there has been flooding the area has continued to stabilize. While it has been a slow process and not typical, it is getting better and the flooding is subsiding. Even more so, the neighbors used to send us photos and report flooding but there have not been any complaints since July. Also, on one occasion the homeowner said they would send photos if flooding did occur and no photos were received. This site has not been ideal and unpredictable but it has slowly started to stabilize along the edge of the roadway.

A. Couillard: Along the way, we have made the subdivision better than the approved design.

**BOARD:** We will wait and see if it stabilizes.

**Graeme Way, George Haseltine:** HOA Amendment and status update.

R. Oldham: So last Spring we brought forward some issues with the development at Graeme way. It was found that an easement was never created for the cistern and that no maintenance or future maintenance was planned for the cistern. The former fire chief and the current Fire Chief were



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opposed to accepting liability for maintaining and inspecting the cistern. Working with the residents at Graeme, we were able to get the easement situated and also amend the existing HOA to include maintenance and inspections of the cistern. A flow test was performed and witness by the Groveland Fire Department. The developer also adjusted the gate for access for future maintenance of the detention pond as requested by the Highway Commissioner. We received sign off from the Peer Review Engineer for this project, Peter Williams with GZA, and the Developer has completed all other outstanding issue on Graeme. There is a little side issue with the connection that was conducted on Esty (a Town owned road) and the trench that was dug to connect to the electrical. The Highway Superintendent has been working with the Developer to see if they will pave over the trench. The Developer would like to move forward with street acceptance at the upcoming, proposed, special town meeting. So, I would like to see if the Board would be willing to make a favorable recommendation for acceptance to the Board of Selectmen.

R. Danforth: My concern is the fence and the gap under the fence. A small child could get under there.

R. Oldham: That was done due to the turtles and the requirement for the turtles to pass and repass under the fence. There was already a modification done a few years to modify the fence and remove the proposed barbed wire fence. So, there has already been a vote to modify and approve the design made by the Board.

**MOTION:** Robert Danforth made a motion to make a favorable recommendation for acceptance at Graeme Way.

W. Sorenson: Made a friendly amendment to include language to have the HOA modify the document and add additional language concerning the type and frequency of inspection as described by NFPA and assign a monetary figure to those inspections. Robert Danforth did not accept the friendly amendment.

John Stokes: Where do those details live after this document, if they don't get recorded? Just like Fadi and the conditions we provided to have inspection reports provided.

**BOARD:** It is a different situation. Fadi's permit was a condition of approval. This subdivision was approved in 2015. The Developer began site work and pulled building permits and the lots were sold and occupied. The plan was endorsed the development was constructed. So, there is no condition of approval. The NFPA is the fire code. So, the HOA must comply with the law governing the inspection of the cistern.

**MOTION:** The original motion stands, Robert Danforth made a motion to make a favorable recommendation for acceptance at Graeme Way. Jim Bogiages seconded the motion. The vote was 5-0, unanimous in favor

**ADJOURNMENT**

**MOTION:** Walter Sorenson made a motion to adjourn the meeting. The motion was seconded by Robert Danforth. The vote was 5-0, unanimous in favor. Meeting adjourned at 8:01PM.

*Respectfully submitted,*

*Rebecca Oldham, Director of Economic Development Planning & Conservation*

- **MEETING MATERIALS:** Draft September 20, 2021 Planning Board Meeting Minutes; Bond Estimate for Billis Way drafted by TEC and dated 9/24/21; Updated HOA document for Graeme Way (Bk, 40273 Pg. 160); As-Built Conditions plan drafted by Millennium Engineering dated June 24, 2020; Peer Review Comment Letter from Peter Williams with GZA dated March 8, 2021; Right of way plan drafted by Millennium Engineering dated May 6, 2020.