



**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, JULY 20, 2021  
Time of Meeting: 7:00PM  
Location: Public Safety Meeting Room, 181 Main Street  
Groveland, MA 01834

**APPROVED August 4, 2021**  
MOTION: Robert Danforth made a motion to approve the July 20, 2021 meeting minutes. Jim Bogiages seconded the motion. The vote was 3-0, unanimous in favor.

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

Absent: Walter Sorenson

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

Brad Ligols: The Planning Board meeting for Tuesday, July 20, 2021 was called to order at 7:08PM.

MEETING MINUTES: Approval of June 15, 2021 meeting minutes.

**MOTION:** Robert Danforth made a motion to approve the June 15, 2021 meeting minutes. Jim Bogiages seconded the motion. The vote was 4-0, unanimous in favor.

**PUBLIC HEARINGS**

**CONTINUED: Definitive Subdivision, King Meadow Farm – Katie Lane, King Meadow**

**Development:** pursuant to M.G.L. Chapter 41, Section 81T, the Town of Groveland Subdivision Rules and Regulations and Article 14 of the Groveland General Bylaws to hear the application requesting approval of a nine (9) lot Definitive Subdivision Plan and associated Stormwater Management & Land Disturbance Permit. The site is located in the Residential 2 (R-2) Zoning District. The proposed subdivision is located on King Street Groveland, MA 01834. (Assessors Map 26, Parcel 13 and Map 26 Parcel 13F).

**MOTION:** Jim Bogiages made a motion to open the public hearing for the Definitive Subdivision, King Meadow Farm – Katie Lane. Robert Danforth seconded the motion. The vote was 5-0, unanimous in favor.

B. Ligols: The Peer Review Engineer submitted the third comment letter this afternoon. Since there are still some outstanding issues to address, the Applicant has requested to continue to the second August meeting to make updates and provide time for TEC to confirm that items have been addressed.

**MOTION:** Jim Bogiages made a motion to continue the public hearing for the Definitive Subdivision, King Meadow Farm – Katie Lane to August 17, 2021. Robert Danforth seconded the motion. The vote was 4-0, unanimous in favor.

**CONTINUED: Aquifer Protection Overlay Special Permit, 929-931 Salem Street, ANFEH, LLC**

**c/o Fadi Issa:** pursuant to Groveland Zoning Bylaw Section 50-6.2 to hear the application requesting to construct a new 7,250 square foot building with convenience store and automotive repair shop, installation of four automobile dispensing pumps with canopies and two fuel storage tanks. The site is located in the Industrial (I) Zoning District. (Assessors Map 49, Parcel 4).

**MOTION:** Robert Danforth made a motion to open the public hearing for 929-931 Salem Street. Jim Bogiages seconded the motion. The vote was 4-0, unanimous in favor.

B. Ligols: The Applicant submitted the requested materials, which Rebecca sent over, and TEC just provided an estimate for review which has been accepted by the Applicant. TEC will review and have comments for the August 3rd meeting.

**MOTION:** Jim Bogiages made a continue the public hearing for 929-931 Salem Street to August 3, 2021. Robert Danforth seconded the motion. The vote was 4-0, unanimous in favor.



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**CONTINUED: 301 Main Street, Robert Williams of Star Construction Company, Inc.:** pursuant to Groveland Zoning Bylaw Section 50-13 Site Plan Review and Section 50-9.4 Parking Requirements Special Permit requesting to use the building for a corporate office, a showroom area for product samples, storage for equipment and misc. materials, garage access to load and unload vehicles. The site is located in the Business (B) Zoning District. The proposed project is located at 301 Main Street Groveland, MA 01834 (Assessors Map 10, Parcel 001).

**MOTION:** Robert Danforth made a motion to open the public hearing for 301 Main Street. Jim Bogiages seconded the motion. The vote was 4-0, unanimous in favor.

Robert Williams, Applicant: I own and operate Star Construction Company. I have a home remodeling company and I currently do not have an office. I am looking to utilize the building at 301 Main Street as my office and small showroom to show clients final products. It will be an office to keep my books and store a few of my equipment items. I have a few guys and a few trucks and we will be there in the early morning and evening. We plan to bring the building up to code and provide ADA access.

Jim Bogiages: This is an existing building?

R. Williams: Correct. We will only do a little cleanup to the exterior. A coat of paint.

Robert Danforth: I will need to see the entrance and exist addressed. It is a really tough spot with the Post Office.

R. Williams: We will only be at the site in the morning and in the evening and there will be limited traffic to and from the site from clients and employees.

**BOARD:** It looks better than what is there.

R. Williams: I am not changing the traffic.

R. Danforth: The curb cut is essential for the flow of existing traffic and any additional trips. There will be people who see the site and will want to stop in.

B. Ligols: MassDOT is going to need to approve the curb-cut improvement. I believe they will not consider a change until a use is identified.

R. Danforth: The property continues to struggle and nothing has been done.

R. Williams: I am just a renter.

R. Danforth: If the owner wants to do this, then he needs to take care of the property.

R. Williams: So, we can approve contingent upon a curb-cut?

**BOARD:** Apply to MassDOT for use of the curb cut and alterations and we can discuss further.

John Stokes: That property has been problematic with the traffic flow. So, a low impact use makes more sense.

**PUBLIC COMMENT**

Don Greaney 2 Mill Street Ext: I don't know if Mr. Williams knows this was a handicap accessibility sidewalk when the bridge was constructed. However, it got to a point where there was just too much traffic so they tried to close it and then realized they could not because they denied access to the Post Office. We had tried to get MassDOT to move the signal back when they were designing the project. But they have now set the precedent for use of the driveway because that have allowed use of the driveway for so long.

Rebecca Oldham: Read letter from Brian Connell letter-

Dear Town of Groveland Planning Board,

I am writing in regards to the most recently proposed project at 301 Main Street, unfortunately I cannot be in attendance and would like to provide this as my feedback for the public hearing.



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On behalf of Groveland Square LLC (owner of 291 and 293 Main Street) and Norwood Insurance (occupant of 293 Main Street) we are in opposition to any project that allows for the former Getty Gas Station at 301 Main Street to be occupied as it shares the same ingress/egress of 299 Main Street which is occupied by the United States Post Office, which at it's best is very limited access and at it's worst a dangerous driveway.

As I've mentioned in past proposals, this site was taken by the Commonwealth of Massachusetts for \$618K of tax payer money to decommission the building in it's entirety and in the Appraisal that valued this land taking it states as follows;

"After the taking, the only one allowed to access either one of these properties (gas station or Post Office) will be the postal workers. Eventually at the termination of the Postal Service use, the access to these parcels will be totally restricted, thereby making the remainder of the land the equivalent of a land locked parcel."

I know that in practice this was never enforced as customers continue to use this ingress/egress to enter the Post Office, but the intent of the state's view of this access is clear that this would not be used by those customers and much less for another business entity to reconstitute the property of the gas station which is why our state tax payers money paid the prior owner due to rendering the property a land locked/severely limited parcel.

Also, if this is deemed either a special permit, I would cite the Groveland Zoning By-Laws Section 14.6.1 (b) Special Permits Criteria;

Special permits shall be granted...that the adverse effects of the proposed use will not outweigh its beneficial impacts to the town or the neighborhood...the determination shall include consideration of each of the following; b) Traffic flow and safety, including parking and loading.

With all due respect to the business applying, I do not see how this business' benefit will outweigh the potential Traffic flow, safety, and parking in an already stressed property, dangerous intersection and a square that already has extremely limited parking today with many vacancies, this will only get worse as some of these businesses return to Elm Square, as such we are opposed as the direct abutter to the property.

Thank you for your time and sorry we could not attend in person.

Sincerely,  
Brian Connell

**D. Greaney:** MassDOT only left that open for handicap access and they only left it open because they left the Post Office without any access.

**R. Williams:** We continue to leave this site to deteriorate and negatively impact the Town Center. One thing that could help the insurance company is to relocate the mailbox. We are just trying to make something more useful than it currently exist and improve the aesthetics of the area. We think this is a win, win for all involved.

**Lee Yang, Owner:** MassDOT wants local approval before they examine the curb-cut. Can we get conditional approval? They made it very clear they want the local approval before review.

**BOARD:** We accept the plan but we want to clarify that MassDOT will approve the curb-cut changes. Submit plans to MassDOT and we will then come back and discuss.

**R. Williams:** We understand and we will do that.



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**MOTION:** Robert Danforth made a continue the public hearing for 301 Main Street to August 3, 2021. Jim Bogiages seconded the motion. The vote was 4-0, unanimous in favor.

**Director Update**

**R. Oldham:** I have a couple of administrative items. I need a final signature on 833 Salem Street for the lot line adjustment. I also need signatures from all of you for the Registry of Deeds Planning Board member update and signature verification. Lastly, I just wanted to remind you that you must have an updated Ethics Certification. This is the online course. I will send out another reminder with the link. Brad your certificate will expire later this month (7/22/21), Jim yours expires in September (9/30/21) and Wally we do not have an updated certificate on file.

**B. Ligols:** I want to recognize Rebecca for getting a new grant. Nice work. Can you give us an update?

**R. Oldham:** Thank you! Working with the Highway Superintendent we received a Shared Streets grant for some improvements on Main Street. The award was \$59,452.36 The project proposes the implementation of permanent infrastructure that will enhance pedestrian connectivity and accessibility between Elm Square and the regional trail network, nearby recreational facilities, and other Elm Square destinations. The scope involves new and improved sidewalks and crosswalks to make walking safer in Elm Square and surrounding neighborhoods. The project also proposes introducing a delineated and protected walking area on the southwestern portion of Main Street, which helps narrow the wide roadway and delineates existing on-street parking to avoid the new walking area while buffering it from traffic, helping to create a safer walking environment.

**ADJOURNMENT**

**MOTION:** Robert Danforth made a motion to adjourn the meeting. The motion was seconded by Jim Bogiages. The vote was 4-0, unanimous in favor. Meeting adjourned at 7:44PM.

- **MEETING MATERIALS:** Draft June 15, 2021 Planning Board Meeting Minutes; Definitive Subdivision Plan for King Meadow Farm (18 sheets), prepared by WGH Land Survey & Design, dated December 27, 2020; last revised July 7, 2021, last Stamped, June 25, 2021; Response To Comments – Revision #2 King Meadow Subdivision Letter prepared by WGH Land; Survey & Design, Dated July 6, 2021; Pre-Development and Post-Development Watershed Plans (2 sheets), prepared by WGH Land; Survey & Design, Dated December 16, 2020, last revised July 6, 2021, Stamped June 25, 2021; Conceptual Buildout for 750 L.F. Roadway (1 sheet), prepared by WGH Land Survey & Design, dated 12/10/2020, stamped 6/21/21; 929-931 Salem Street letter from John Clement dated 6/25/2021; 929-931 Salem Street Above Ground Tank Details, prepared by Choubah Engineering Group, dated 5/27/21; 929-931 Salem Revised Drainage and Utility Plan, prepared by Choubah Engineering Group, dated 5/27/21; 929-931 Salem Revised Site Layout Plan, prepared by Choubah Engineering Group, dated 5/27/21; 301 Main Street Site Plan dated March 5, 2019 and revised to April 28, 2021; Renderings for exterior of 301 Main.