



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, September 7, 2021
Time of Meeting: 7:00PM
Location: Town Hall, Main Meeting Room,
183 Main Street Groveland, MA 01834

APPROVED SEPTEMBER 20, 2021
MOTION: Walter Sorenson made a motion to approve the September 7, 2021 meeting minutes. John Stokes seconded the motion. The vote was 5-0, unanimous in favor.

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

Absent: Jim Bogiages

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

Brad Ligols: The Planning Board meeting for Tuesday, September 7, 2021 was called to order at 7:00PM.

MEETING MINUTES: Approval of August 17, 2021 meeting minutes.

MOTION: Walter Sorenson made a motion to approve the August 17, 2021 meeting minutes. Robert Danforth seconded the motion. The vote was 4-0, unanimous in favor.

Informal Discussion: 55 King Street Potential Development

Susan Wall, daughter of the current Owner (Power of Attorney): My mother owns two lots and wants to create two buildable lots through the ANR process.

W. Sorenson: Status of Off King's Way?

Robert Danforth: It is a private way.

BOARD: Original plan approved in 1992. No road constructed. Need to provide access. Bring the road up to regulation. Most likely a new subdivision filing. Need to construct turnaround and provide fire access. Suggested that Susan work with an engineer and come back to the Board.

Chair – take matters out of order to quickly continue for abutters in attendance.

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: Walter Sorenson made a motion to open the public hearing King Meadow Farm – Katie Lane, King Meadow Development. Robert Danforth seconded the motion. Voting aye: Robert Danforth, aye. Walter Sorenson, aye. John Stokes, abstain. Brad Ligols, aye. Motion approved.

Brad Ligols: Due to a last-minute cancellation by a Board member we need to continue to have a quorum.

BOARD: Wally will not be available on September 21st and the meeting will be changed from the typical third Tuesday, September 21st, to Monday, September 20th to ensure a quorum.



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MOTION: Walter Sorenson made a motion to continue the public hearing for King Meadow Farm to Monday September 20, 2021 at 7PM. Voting aye: Robert Danforth, aye. Walter Sorenson, aye. John Stokes, abstain. Brad Ligols, aye. Motion approved.

ANR: 929-931 Salem Street (Map 49 Lot 4), Fadi Issa

William Holt: The house will be located in Groveland but frontage and access will be in Georgetown.

BOARD: There is concern as to the habitat and conservation permitting. It needs to meet the Groveland ANR requirements. So, the circle needs to be moved to be in Groveland. We should wait to see what Georgetown says. Also, please show the house and driveway location. There will be other hurdles with development of the house. Rebecca, can you communicate with Georgetown? You can come back before the Board on September 20th.

Rebecca Oldham: Yes, I will communicate with John Cashell.

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

BOARD: Reviewed the drafted decision. Would like to increase inspections to quarterly for the first year then move to bi-annual inspections indefinitely. Rebecca, we should provide the Building Commissioner with a copy of the reports and add language to the decision. TEC should review the testing reports as submitted. Rebecca will get a quote from TEC for the review of the reports and structural designs submitted and witness when the contractor pours the concrete. Typical 10-day notification.

MOTION: Walter Sorenson made a motion to approve the Aquifer Protection Overlay District application for 929-931 Salem Street and the drafted decision as amended. Robert Danforth seconded the motion. The vote was 4-0, unanimous in favor.

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

ADJOURNMENT

MOTION: Robert Danforth made a motion to adjourn the meeting. The motion was seconded by Walter Sorenson. The vote was 4-0, unanimous in favor. Meeting adjourned at 7:43PM.

- **MEETING MATERIALS:** Draft August 17, 2021 Planning Board Meeting Minutes; FORM A - Plan of Lot 4A & 36B 931 Salem Street Groveland and #5 Hampshire Lane Georgetown dated 4-9-21 and revised to 8-28-21; drafted decision for 929-931 Salem Street dated 9/7/21; Provided at the meeting: Plan Book 279 Page 27.