



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
Dennis McNulty, Associate Member

Board/Committee Name: PLANNING BOARD
Date: TUESDAY, November 9, 2021
Time of Meeting: 7:00PM
Location: Town Hall, Main Meeting Room,
183 Main Street Groveland, MA 01834

APPROVED January 4, 2022
MOTION: DJ McNulty made a motion to approve the November 9, 2021 meeting minutes. John Stokes seconded the motion. The vote was 3-0, unanimous in favor.

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

Absent: Jim Bogiages

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.

B. Ligols: I would like to welcome out new Board Member DJ McNulty. Welcome DJ, we are happy to have you here.

MEETING MINUTES: Approval of October 5, 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.

Atwood Estates: Status of Street Acceptance & Bond Reduction

MOTION: Walter Sorenson made a motion to reduce the bond for Atwood Lane and leave \$20,000 remaining. Robert Danforth seconded the motion. The vote was 5-0, unanimous in favor.

MOTION: Robert Danforth made a motion to make a favorable recommendation of acceptance of Atwood Lane to Town Meeting. Walter Sorenson seconded the motion. The vote was 5-0, unanimous in favor.

Whitestone Village: Use of Georgia Street for emergency access only.

Rebecca Oldham: The department was contacted about the use of Georgia Street as a thru way although the approved Planning Board decision prohibits such use.

BOARD: Has Whitestone been notified?

R. Oldham: They have not. I was informed of an issue by the homeowner who had mentioned it was ongoing and I thought first to bring the matter before the Board. The homeowner is present this evening.

Robert Lay, 1 Georgia Street: This has been an ongoing issue and I am concerned. If you remember I was here in front of the board a few years ago to discuss who was going to enforce this condition and we continue to ignore this issue.

Walter Sorenson: That was during my time here and I remember that we had to go door to door and write a letter to those homeowners so make sure they were aware of the condition. The change of ownership and the continue changes lead to this condition being ignores. There should be gated access. But the Fire Department did not want it to be gated.

Robert Lay, 1 Georgia Street: Due to my former role I can tell you that this is not a fire response issue. This is a special permit and that is a legal document with language they agreed in order for those homes to be constructed. It now needs to be enforced. I don't want us to renegotiate this over and over. This has decreased the value of my home.



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W. Sorenson: Is there a speed bump?

Robert Lay, Georgia Street: There is no speed bump.

W. Sorenson: We need to send a letter to the HOA and site condition number 38 and send and ask them to attend the next Planning Board meeting. If we continue to get more push back let's put in a gate.

MOTION: Walter Sorenson made a motion to write a letter to the HOA and site condition number 38 in the approved special permit and request there be enforcement of said special permit and cease all traffic through Alyssa Drive to Georgia Street and request the HOA, or a representative, attend the next Planning Board Meeting. Robert Danforth seconded the motion. The vote was 5-0, unanimous in favor.

Robert Lay, Georgia Street: I think there needs to be a turnaround because otherwise they are just going to drive up and turn around in the road. That is not a long-term solution.

PUBLIC HEARING

NEW: Inclusion of Affordable Housing Special Permit, King Meadow Farm – Katie Lane, King Meadow Development: pursuant to Section 50-10.1 of the Town of Groveland Zoning Bylaw requesting an Inclusion of Affordable Housing special permit for a nine (9) lot Definitive Subdivision Plan labeled King Meadow Farm- Katie Lane. The site is located in the Residential 2 (R-2) Zoning District. The proposed subdivision is located at 106 King Street Groveland, MA 01834. (Assessors Map 26, Parcel 13 and Map 26 Parcel 13F).

Rebecca Oldham: On September 20, 2021 the Planning Board approved the application for the Definitive Subdivision Plan labeled King Meadow Farm- Katie Lane and approved the associated Stormwater Management and Land Disturbance Permit with conditions. It was noted that the Special Permit for the Inclusionary Zoning was not filed correctly and the Applicant has since filed a new application. The Owner has decided due to time that he will make a payment in lieu of providing the affordable unit which is allowed under the bylaw. The calculation is listed in the drafted decision before you this evening.

MOTION: Brad Ligols made a motion to approve the Special Permit for affordable housing pursuant to Section 50-10.1.8 of the Zoning Bylaw and requires the Owner/ Applicant/Developer to pay \$80,000 as the affordable housing payment based upon the Department of Housing and Community Development that the affordable price for a for sale single family home equal to what is being proposed is calculated to be \$234,000.00 in Groveland. In accordance with Section 50-10.1.8 of the Zoning Bylaw, 50% of the difference between the affordable price and the market rate price (\$450,000) would be \$108,000. As a result, the bylaw provides that the payment will be 50% of the difference between the affordable price and market rate price or \$80,000 whichever is lower. The Owner shall abide by the schedule as depicted under Section 50-10.1 (F) 5. Robert Danforth seconded the motion. The vote was 5-0, unanimous in favor.

B. Ligols: I just wanted to read into the record Bob Danforth's resignation letter. His last evening will be this evening. Thank you, Bob for your service. I would also like to say congratulation to Rebecca on being named the new Town Administrator. We will miss working with you.

R. Oldham: I look forward to working with you all in my new capacity. As soon as the contract is finalized, we will post the Town Planner position and will have a replacement as soon as possible. In the interim I will help provide support where needed and help transition the new person to the role once hired.



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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 October 5, 2021 Planning Board Meeting Minutes; Street Acceptance Plan of Atwood Lane drafted by Morin Cameron Group, Inc. dated March 17, 2021; Correspondence from Sam Joslin the Building Commissioner regarding Whitestone Village and use of Georgia Street; Executed and recorded Findings and Decision for Castles & Cottages for 131 School Street for a Special Permit (BK 22444 PG 507) dated October 3, 2007; drafted decision for King Meadow Farm-Katie Lane for a Special Permit related to Section 50-10.1 of the Groveland Zoning Bylaw dated November 9, 2021. Provided at the meeting the resignation of Robert Danforth dated November 9, 2021.