



Town of Groveland Planning Board

183 Main Street
Groveland, MA 01834

APPROVED
OCTOBER 9, 2018

MOTION: Lisa Chandler made a motion to approve the September 25, 2018 meeting minutes. Walter Sorenson seconded the motion. The vote was 5-0, unanimous in favor.

Board/Committee Name: PLANNING BOARD
Date: TUESDAY, SEPTEMBER 25, 2018
Time of Meeting: 7:30PM
Location: TOWN HALL

Present: James Freer, Walter Sorenson, Lisa Chandler, Robert Danforth, Robert Arakelian

Absent:

Staff Present: Rebecca Oldham

Public Members: See attached

J. Freer, Chairman: The Planning Board meeting for Tuesday, September 25, 2018 was called to order at 7:32PM.

MINUTES APPROVAL

MOTION: Walter Sorenson made a motion to approve the September 11, 2018 meeting minutes. Bob Arakelian seconded the motion. The vote was 4-0, unanimous in favor.

INVOICES APPROVAL

DESCRIPTION	AMOUNT
Minute Secretary – Amy Bedard	\$75.00

MOTION: Walter Sorenson made a motion to approve the outstanding invoices. Robert Arakelian seconded the motion. The vote was 4-0, unanimous in favor.

7:38PM Lisa Chandler arrived.

DISCUSSION & POSSIBLE VOTE

Atwood Estates, ESCE, LLC (Al Couillard): Developer's attorney, Jason Talerma, presented a brief update. The Developer has been actively participating in addressing any concerns brought forward by the Board and the neighbors.

BOARD: The Board would like to have the Town's Peer Review Engineer provide a response memo to Phil Christiansen's memo detailing his account of the Site Walk held on September 20, 2018. Overall, the Board wants confirmation from the Town's Peer Review Engineer that the site is in compliance with the approved Memorandum of Decision and Subdivision Plan.

BOARD: The Board discussed the water main placement and installation. At the December 11, 2017 Water and Sewer Commission Meeting the Commission suggested that the Applicant loop the water through Murray where there is a paper road or through Chesterton's paper road. However, the Applicant stated they would not be able to obtain an easement and therefore the location shown on the plan was suggested. The Water Department will inspect the connection. The Developer expects the water main installation to be completed by November 1, 2018.

Walter Sorenson: Requested that the Developer submit the required construction schedule that is outlined in section 6.4 of the Subdivision Rules and Regulations. He also noted that 72 hours of notice must be provided to the Town prior to the milestones listed under said section and that the Construction Monitor must be present to witness and provide a report to the Board.



Town of Groveland

Planning Board

183 Main Street
Groveland, MA 01834

Al Couillard: Stated he would have the construction sent over to the Town Planner by the end of next week.

BOARD: Discussed the roadway alignment on Center Street. Member, Robert Arakelian, and also the Town Roadway Commissioner, confirmed that the Developer would be addressing the roadway alignment and that the Town would be paving the roadway. The Developer has filed with the Conservation Commission for a Request for Determination of Applicability (RDA) and is on the October 10, 2018 agenda. Board member, Walter Sorenson, asked if a formal letter or agreement was necessary. Robert Arakelian stated it was condition number 34 in the Memorandum of Decision.

Jason Talerman: Confirmed condition 34 was clearly stated in the MOD and his client fully intended to perform the roadway alignment and the Town would pave the roadway.

PUBLIC COMMENT

Corey LeBlanc, 157 Center Street: Expressed concern about construction hours.

BOARD: The Board stated per the MOD condition 30, construction is only allowed from 7AM to 6PM Monday through Saturday and not allowed on any Sunday or federal holiday.

Jason Talerman: Stated the Developer would be willing to work with the neighbors to make sure the construction was not causing an unnecessary nuisance.

APPLICATIONS FOR REVIEW

Nelson Street, (applicant name): Application for Site Plan Review under Section 13 of the Town of Groveland Zoning Bylaw. Applicant sent notice stating they would be filing with the Zoning Board of Appeals before filing with the Planning Board and therefore will not be before the Board this evening.

PUBLIC COMMENT

Joseph Ryan, 865 Salem Street: Expressed concern that the development would encroach upon his access. Would like to be present when the Applicant is before the Board.

Town Planner will reach out to Mr. Ryan and inform him when, and if, the application gets before the Board.

Salem Street, (Deena & Steve DeHullu): Application for a ~~Definitive~~ Preliminary Subdivision Plan. The Applicant intends to file two, 2 lot subdivisions to be known as Maple Street and Oak Street.

BOARD: Reviewed the submission and noted the application was complete. The Applicant will provide an application fee of \$3,000 $[(500+2*500) (500+2*500)]$. Plus, the Review fee for a total of \$5,000 $(2,500 + 2,500)$. The Town Planner will time stamp the application tomorrow, September 26, 2018.

Robert Arakelian: Stated that the street names will need to be changed as the Town currently has Maple Avenue and Oak Avenue.

Walter Sorenson: Questioned if the Applicant had provided a full buildout of the property. The property along Benjamin Road offered another opportunity to split the lots creating the potential for two additional lots. He felt as though it would make sense to eliminate the construction of 2 cul-de-sacs and make a through way to improve access and traffic.

Bill Holt, Applicant's Representative: Stated the application does not call for any development on the lot off of Benjamin Road.

Walter Sorenson: Per the Subdivision Rules and Regulations 3.4.5.4, the Board is required to take into consideration the best use of the land being subdivided. One of those requirements involves adequate street connections to ensure free and safe access to adjoining subdivisions and land.



Town of Groveland

Planning Board

183 Main Street
Groveland, MA 01834

MOTION: Walter Sorenson made a motion to accept the Preliminary Subdivision Plan submitted by Dehullu Homes for Maple Street and Oak Street. The motion was seconded by Lisa Chandler. The vote was 5-0, unanimous in favor.

OLD BUSINESS

Sunset Circle: The Applicant's Engineer had presented the Board with a list of updated items left for completion upon the last meeting on September 11, 2018.

BOARD: Board discussed the location of the hydrant.

PUBLIC COMMENT

Melissa Baker, 5 Sunset Circle: Stated that she and her husband had talked with the Water Department and the Town Planner and were going to grant an easement. She was curious to know the status of the easement.

Walter Sorenson: Stated while he was grateful they would grant an easement, he really did not see it in their best interest to do so unless the Town was willing to pick up liability if the hydrant were to ever experience problems and cause flooding in their home. Stated that since the Developer was going to have to dig up the entire roadway to fix the crown they should fix this issue too. Requested that the Town Planner consult with the Water Department on this issue.

Town Planner: The Peer Review consultant assigned to this project will provide a memo detailing any discrepancies from the approved plan and the as-built. Also, will have them provide an overview of the steps required to move the hydrant from its current location. Will also have the Water Department issue an opinion.

Recreational Marijuana

Jim Freer: Provided the Board with a draft public meeting notice for the proposed Recreational Marijuana Zoning Bylaw amendments to be addressed at the upcoming Special Town Meeting on November 26, 2018.

NEXT MEETING

The next Planning Board meetings have been scheduled for Tuesday, October 9, 2018 at 7:30PM, October 30, 2018 at 7:30PM and November 13, 2018 at 7:30PM.

ADJOURNMENT

MOTION: Lisa Chandler made a motion to adjourn the meeting. The motion was seconded by Walter Sorenson. The vote was 5-0, unanimous in favor. Meeting adjourned at 9PM.

Name

Address

Melissa Baker

5 Sunset Circle

WILLIAM HOLT

83 W. MAIN ST - MERRIMAC

Rebyn Holt

SALEM/WASHINGTON ST DREHUN

978-550-9954 JOSEPH RYAN

865 SALEM ST. GROVELAND

Corey LeBlanc

157 Center St.

AL Couillard

303 Haven St Reading

JASON TALERMAN

7 EAD, TALERMAN + COSTA, LLC

CORRINE KIMBLEWICZ

4 MURRAY CT.