



Town of Groveland Planning Board

*183 Main Street
Groveland, MA 01834*

**APPROVED
OCTOBER 30, 2018**

MOTION: Robert Danforth made a motion to approve the October 9, 2018 meeting minutes. Robert Arakelian seconded the motion. The vote was 3-0, unanimous in favor.

Board/Committee Name: PLANNING BOARD
Date: TUESDAY, OCTOBER 9, 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, October 9, 2018 was called to order at 7:30PM.

INVOICES APPROVAL

DESCRIPTION	AMOUNT
GZA, Peter William – Review of Graeme Way	\$525
Civil Design Group, Phil Henry – Review of Atwood Estates	\$850

MOTION: Lisa Chandler made a motion to approve the outstanding invoices. Walter Sorenson seconded the motion. The vote was 5-0, unanimous in favor.

MINUTES APPROVAL

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.

APPLICATIONS FOR REVIEW

301 Main Street, Zong Yang: Application for Site Plan Review under Section 13 of the Town of Groveland Zoning Bylaw.

Town Planner: Applicant approached staff about opening a small retail business at 301 Main Street. He is looking to open a High Tech Garden Supply store – hydroponics. It is an allowed use under the business zone and it is subject to a Site Plan Review by the Planning Board. He is proposing no exterior work (except the replacement of the roof) and plans only interior renovation. His work hours would be 9AM to 6PM Monday through Saturday and his clientele mostly orders online and will only pick up items. Staff informed him that he would need to go through Site Plan Review but he would like to waive that requirement due to financial concerns.

BOARD: Discussed restrictions of the site: traffic, parking, truck delivery, traffic circulation. Suggested working with the abutting property owner about using their driveway to help traffic circulation and obtain an agreement. Due to the restriction of the site the Board would like a formal application filed for Site Plan Review. Applicant will need to work with an engineer in order to provide a parking layout and show basic traffic counts. Applicant will work with the Town Planner on this filing.

DISCUSSION & POSSIBLE VOTE

Sunset Circle, Robert Wallace: Discussion concerning approved Definitive Subdivision Plan.



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Town Planner: At the last meeting the Board requested that the Peer Review assigned to the project review the onsite conditions to the approved Plans. The Engineer, Cammett, came back with the memo in your packet stating that the hydrant was installed approximately 7.5 feet beyond the right-of-way. They also note that two water services originate from the main and are within the right-of-way, as is the gate valve serving the hydrant. The Water Department has also issued a memo stating that they had confirmed the required installation protocol with the developer however, what was staked in the field was not done according to Plan. Adding additional confusion to the situation was that Lot 5 was sold to a separate developer for construction of the house. The Planning Board currently holds \$66,290 plus an additional \$10,000 for a total of \$76,290 on this project.

Jim Freer, Chair: Asked that the Board to entertain a motion to approve the punch list as presented in the email from John Hargreaves sent on Thursday, September 20, 2018 entitled Sunset Circle Punch List, that includes drafting an easement to address the hydrant issue.

MOTION: Lisa Chandler made a motion to approve all the items on the list in the email from John Hargreaves dated Thursday, September 20, 2018 entitled Sunset Circle Punch List. Walter Sorenson seconded the motion. The vote was 5-0, unanimous in favor.

MOTION: Walter Sorenson made a motion to hold the remaining funds until the items on the email list as provided by John Hargreaves, dated September 20, 2018 entitled Sunset Circle Punch List, have been completed. Robert Arakelian seconded the motion. The vote was 5-0, unanimous in favor.

OLD BUSINESS

Town Planner: An update to the Peer Review Engineer - a notice in the Central Register and the Eagle Tribune for Engineering Services will be posted on October 10th. All Engineering Firms are to submit proposals by October 24th. This will however, put a delay on the review of some upcoming projects. Applicants have been made aware.

ADJOURNMENT

MOTION: Lisa Chandler 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 8:30PM.

Name

Zong Yang
Eusebio Rosario

Address

301 Main St. Groveland, MA
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