



Town of Groveland Planning Board

183 Main Street
Groveland, MA 01834

APPROVED
NOVEMBER 13, 2018

MOTION: Robert Arakelian made a motion to approve the October 30, 2018 meeting minutes. Lisa Chandler seconded the motion. The vote was 3-0, unanimous in favor.

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

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

Absent: Lisa Chandler

Staff Present: Rebecca Oldham

Public Members: See attached

J. Freer, Chairman: The Planning Board meeting for Tuesday, October 30, 2018 was called to order at 7:35PM.

INVOICES - NONE

MEETING MINUTES

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.

PUBLIC HEARINGS

NEW: Town of Groveland Zoning Bylaw Changes to Recreational Marijuana: *The proposed changes would be to amend the Town's Zoning Bylaw by adding a new Section 7.6, Recreational Marijuana Establishments Prohibited, and further to amend the Table of Contents to add Section 7.6, "Recreational Marijuana Establishments Prohibited", and further to amend Section 4.5 Table of Uses to add Recreational Marijuana Establishments, and to further amend the Town's Zoning By-laws by amending the existing Section 7.5.1, Temporary Moratorium on Recreational Marijuana language to reflect updates by the Cannabis Control Commission and extending the moratorium until June 30, 2019.*

MOTION: Robert Danforth made a motion to open the Public Hearing for the proposed Zoning Changes to prohibit Recreational Marijuana Establishments in the Town of Groveland and extend the Moratorium. Robert Arakelian seconded the motion. The vote was 3-0, unanimous in favor.

Jim Freer, Chair: Provided an overview of the proposed zoning changes and stated they would be before the Town for a vote at the Special Town Meeting scheduled for November 26th. The measure to prohibit Recreational Marijuana Establishments will also need to go before the Town as a ballot question at the next general election. The changes before the Town currently are for the Zoning Bylaw.

PUBLIC COMMENT – None

MOTION: Robert Danforth made a motion to close the Public Hearing for the proposed Zoning Changes to prohibit Recreational Marijuana Establishments in the Town of Groveland and extend the Moratorium. Robert Arakelian seconded the motion. The vote was 3-0, unanimous in favor.

MOTION: Robert Danforth made a motion to FAVORABLY recommend the proposed changes to amend the Town's Zoning Bylaw by adding a new Section 7.6, Recreational Marijuana Establishments Prohibited, and further to amend the Table of Contents to add Section 7.6, "Recreational Marijuana



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Establishments Prohibited”, and further to amend Section 4.5 Table of Uses to add Recreational Marijuana Establishments, and to further amend the Town’s Zoning By-laws by amending the existing Section 7.5.1, Temporary Moratorium on Recreational Marijuana language to reflect updates by the Cannabis Control Commission and extending the moratorium until June 30, 2019. Robert Arakelian seconded the motion. The vote was 3-0, unanimous in favor.

NEW: Maple Street and Oak Street, DeHullu Homes: *Application for a Preliminary Subdivision Plan. The Applicant is requesting approval of a two (2) preliminary subdivision plans. Both of the preliminary subdivision plans consist of two lots and a roadway area with a cul-de-sac. The site is located in the Residential 1 (R-1) and Residential 2 (R-2) Zoning Districts. The proposed subdivision is located at 733 Salem Street Groveland, MA 01834. (Assessors Map 39, Parcel 68).*

MOTION: Robert Danforth made a motion to open the Public Hearing for Maple Street and Oak Street Preliminary Subdivision. Robert Arakelian seconded the motion. The vote was 3-0, unanimous in favor.

Bill Holt, Project Manager: Provided an overview of the project.

BOARD: Discussed the width of the cul-de-sac at Oak Street. Should be 18 instead of 16 in order to accommodate the Fire Truck as well as any trash trucks, etc.

PUBLIC COMMENT

Tom Angell, 729 Salem Street: Concerned with the development due to the runoff. The development is uphill from the houses below on Salem. His home currently experiences flooding in the basement. Also concerned about the proximity of the septic systems to the existing houses.

Janet Fauth, 149 Washington Street: There is currently flooding that occurs between her driveway and the proposed street (Oak). Especially anytime there is a thaw, snow or torrential rain. She currently has to use a sump pump in order to address the issue. Concerned that the development will only further exacerbate the situation.

Stephen Maes, 727 Salem Street: There is currently a dirt road that extends through 30 Benjamin Street into the lot proposed off of Maple. Concerned that the road will be used as access to the site.

Kai Colombo, 147 Washington Street: Concerned about the maintenance of the proposed stormwater structures. Would like to know more about the proposed footprint of the houses proposed.

Town Planner: The Town Departments have provided review comments and the Engineering Peer Review will begin before the next meeting. The Applicant has agreed to sign a continuance.

MOTION: Robert Arakelian made a motion to CONTINUE the Public Hearing for Maple Street and Oak Street Preliminary Subdivision to the November 13th meeting. Robert Danforth seconded the motion. The vote was 3-0, unanimous in favor.

8:26PM Walter Sorenson arrived.

DISCUSSION & POSSIBLE VOTE

301 Main Street, Zong Yang: *Request for WAIVER of Site Plan Review under Section 13 of the Town of Groveland Zoning Bylaw to open a business that conducts online/internet sales only.*

Zong Yang: Requested a waiver from Site Plan Review to open an online/internet sale only business at 301 Main Street. He stated he understands that any other business proposed for that site would require a Site Plan Review and if a tenant comes forth, he will apply. However, he has stated he currently has



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two tenants (a third party clothing merchant or a boat dealer) that will do online sales only and will not require parking spaces and will not generate any additional traffic to the site. He does not want to prolong having a tenant at the site and is weary of the costs associated with permitting.

BOARD: The Board would welcome either of the proposed businesses at the site, however there is still a general safety concern about access. Additionally, without a plan showing the current lot as situated, since the bridge construction, it makes it very difficult to determine the actual layout of the lot. The Board is willing to work with the Applicant to expedite the process as much as possible but the Applicant must file for Site Plan Review. Additionally, the Applicant will need the same plans for his other permitting needs before Conservation, Zoning and Building. So the information being requested will be transferable. The Applicant should choose an engineer to draft the appropriate plans and coordinate with the Town Planner.

MOTION: Walter Sorenson made a motion that the Applicant for 301 Main Street file for Site Plan Review. Robert Arakelian seconded the motion. The vote was 4-0, unanimous in favor

OLD BUSINESS - NONE

TOWN PLANNER'S REPORT

Town Planner: We need to schedule our meetings for the next two months. Proposed dates are: December 4th and December 18th; January 8th (January 1st is a holiday) and January 22nd -in the Selectmen Conference room.

BOARD: Agreed with the proposed schedule.

The next scheduled meeting on November 13th at 7:30PM will be held in the Board of Selectmen Conference room. A reminder will be sent by email.

ADJOURNMENT

MOTION: Walter Sorenson made a motion to adjourn the meeting. The motion was seconded by Robert Danforth. The vote was 4-0, unanimous in favor. Meeting adjourned at 9:00PM.

P.B. 10-30-18

Name

Address

Janet Smith	149 Washington St
Ronald Fiedt	149 WASHINGTON ST
STEPHEN MAES	727 SALEM ST.
Candace Maes	727 Salem St.
Tom Angell	729 Salem St.
Bill	293 Main St
Frank Rossetti	1 Lakewood Ave Lynnfield
Martha Patti	" " " "
Michael Dempsey	33 Uptuck Rd
Benjamin Allen	27 Church St Newburyport
Lee Doran	" " "
Matthias Kelly	27 Benjamin St
Joan Kelley	27 Benjamin St.
Nancy Sweetser	9 Belle St
Matthew Pitti	8 Belle St
Inda Berry	ASB design group LLC
Wm Holt	WGT LAND SURVY
Steve Dehullu	32 Benjamin St G
Dena Dehullu	32 Benjamin St.
Jeanne Mauden	156 Washington St
KAI COLOMBO	147 WASHINGTON ST.
Zay Y	301 Main St