



Town of Groveland Planning Board

183 Main Street
Groveland, MA 01834

APPROVED
DECEMBER 4, 2018
MOTION: Walter Sorenson made a motion to approve the November 13, 2018 meeting minutes. Lisa Chandler seconded the motion. The vote was 5-0, unanimous in favor.

Board/Committee Name: PLANNING BOARD
Date: TUESDAY, NOVEMBER 13, 2018
Time of Meeting: 7:30PM
Location: TOWN HALL (Board of Selectmen Conference Room)

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

Absent: Robert Danforth

Staff Present: Rebecca Oldham

Public Members: See attached

J. Freer, Chairman: The Planning Board meeting for Tuesday, November 13, 2018 was called to order at 7:35PM.

INVOICES

DESCRIPTION	AMOUNT
TEC Peer Review – Maple & Oak Street	\$3,040.00

MOTION: Lisa Chandler made a motion to approve payment of the invoice for the Peer Review by TEC of Maple and Oak Street Preliminary Subdivision. Robert Arakelian seconded the motion. The vote was 3-0, unanimous in favor.

MEETING MINUTES

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.

BOND RELEASE: Homestead Lane, Dehullu Homes.

Bill Holt, Project Manager: Will provide a mylar copy of the roadway acceptance plan to the Highway Superintendent.

MOTION: Robert Arakelian made a motion to release the remaining bond balance of \$28,000 for the Homestead Lane Definitive Subdivision. Lisa Chandler seconded the motion. The vote was 3-0, unanimous in favor.

PUBLIC HEARINGS

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

Town Planner: In order to accommodate scheduling concerns with the applicant, TEC has started the Peer Review for the project. However, as a formality, the Board needs to accept the contract to authorize TEC to proceed with the review.



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MOTION: Lisa Chandler made a motion to accept the contract for TEC to proceed with Peer Review service for the Maple Street and Oak Street Preliminary Subdivision project. Robert Arakelian seconded the motion. The vote was 3-0, unanimous in favor.

Bill Holt, Project Manager: We received the Peer Review from TEC on Monday and have not yet had a chance to review in detail. We will review the comments and also schedule a meeting with the Water & Sewer Commission. Requested the meeting be continued until the meeting on December 4th.

PUBLIC COMMENT

Janet Fauth, 149 Washington Street: Concerned about the height of the development in relation to her home. Expressed interest in the salamander population in the area and the relative impact to the species from the development. Requested a full sized copy of the plans.

Jeannine Gaudreau, 156 Washington Street: Interested in the roles of the development team.

MOTION: Lisa Chandler made a motion to CONTINUE the Public Hearing for Maple Street and Oak Street Preliminary Subdivision to the December 4th meeting. Robert Arakelian seconded the motion. The vote was 3-0, unanimous in favor.

8:03PM Walter Sorenson arrived.

DISCUSSION & POSSIBLE VOTE

27 Rollins Street, Richard Damiano: *Potential redevelopment of the property located at 27 Rollins Street Groveland, MA 01834 (Assessors Map 18, Parcel 44).*

Richard Damiano: Is interested in developing the property at 27 Rollins Street. It is currently a single lot with an abandoned home. He has expressed interest in building a duplex at the site but the neighbors have shown opposition and have requested he consider splitting the lot and building two single family homes instead. Since he does not have adequate frontage to split the lot he would like to discuss with the Board the potential to file for a two lot subdivision with waivers for the roadway.

BOARD: The Board agrees that single family homes would be more desirable and blend in with the characteristics of the neighborhood. The lot does not appear to meet the requirements of a hardship in order to receive a variance from ZBA for frontage. Therefore, in order to move forward with two single family homes the owner would need to file for a subdivision and request appropriate waivers for the roadway.

Richard Damiano: Appreciates the Boards feedback and will review with his team and file accordingly.

OLD BUSINESS

Sunset Circle, Robert Wallace: The Applicant would like to discuss the "punch list" the Planning Board previously approved.

BOARD: At a meeting in September and October the Board met with the residents to discuss some concerns with the roadway, the fire hydrant placement and some landscaping. The final list was what the neighbors, engineer and the Board felt was appropriate.

Chris Morano, Project Contractor: Will install the rip rap, install the vinyl fence, replace the dying trees, work with the Municipal Light Department about installing the light at the edge of the roadway and address the roadway concerns. However, would like to meet with the Highway Superintendent out



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on the site in order to verify remaining items to be completed and specifically address the issues with the roadway.

BOARD: Robert Arakelian will meet with the contractor on site with the Project Engineer, John Hargreaves.

Town Planner: Has there been any progress on the easement language needed for the hydrant located at 5 Sunset?

Robert Wallace: Will work on drafting an easement with the homeowner for the hydrant and provide to the Town.

Jim Freer, Chair: We still need to pay the outstanding peer review invoices.

MOTION: Lisa Chandler made a motion to approve payment of the two outstanding invoices from Cammett for the Engineering Peer Review of the Sunset Circle Subdivision. Robert Arakelian seconded the motion. The vote was 4-0, unanimous in favor.

TOWN PLANNER'S REPORT

Town Planner: Nelson Street, Brad Ligols, is looking to file a Site Plan Review and Land Disturbance application with the Board. He has been through the ZBA for approval of the use, self-storage facility. He would like to get on the December agenda for his first Public Hearing, however, due to Board procedure he would need to attend the December 4th meeting to submit the application and would not have enough time to notice the hearing for the next meeting in December and would need to wait for January. He has requested if the Board would allow the Town Planner to accept the application and get the process started so that he may be on the December 18th agenda.

MOTION: Lisa Chandler made a motion to allow the Town Planner to accept the Site Plan Review and Land Disturbance applications for Nelson Street from Brad Ligoils on behalf of the Planning Board and timestamp with the Town Clerk. Robert Arakelian seconded the motion. The vote was 4-0, unanimous in favor.

Town Planner: We have selected four Peer Review Engineering Firms to perform peer reviews. The firms are: Cammett, TEC, Stantec and Wright-Pierce. We will begin to bring each firm before the Board to make introductions. We will begin with TEC since they performed the latest review.

ADJOURNMENT

MOTION: Robert Arakelian made a motion to adjourn the meeting. The motion was seconded by Lisa Chandler. The vote was 4-0, unanimous in favor. Meeting adjourned at 8:55PM.

P.B.

11-13-18

Name

Address

Janet Smith

149 Washington

Ronald Fautb

149 Washington St.

Garry Anderson

156 Washington St