



Town of Groveland Planning Board

183 Main Street
Groveland, MA 01834

APPROVED
DECEMBER 18, 2018

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

Board/Committee Name: PLANNING BOARD
Date: TUESDAY, December 4, 2018
Time of Meeting: 7:30PM
Location: TOWN HALL

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

Absent:

Staff Present: Rebecca Oldham

Public Members: See attached

J. Freer, Chairman: The Planning Board meeting for Tuesday, December 4, 2018 was called to order at 7:30PM.

MEETING MINUTES

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.

INVOICES

DESCRIPTION	AMOUNT
GZA Peer Review – Billis Way	\$415.00

MOTION: Walter Sorenson made a motion to approve payment of the invoice for the Peer Review by GZA of Billis Way Definitive Subdivision. Lisa Chandler seconded the motion. The vote was 5-0, 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: Walter Sorenson 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 5-0, unanimous in favor.

Bill Holt, Project Manager: The proposed revised layout reduces the number of lots to three, reduces the roadway ROW widths, eliminates the construction of Meadow Lane (formerly Oak) off Washington in favor of a permit to access lot from other than its frontage (off Oakland Terrace). The new layout minimizes impact to wetland resource areas and provides some parcels that Dehullu Homes are going to offer for sale to the abutters along Washington to increase the size of their lots. Dehullu Homes have not determined what to do with the larger Parcel 68M, at this time, they may offer it to the Town or may hold onto in case they need it for future development off Benjamin Street. We have not had an opportunity to share these changes with TEC for review and will need to continue the hearing until next month. Requested the meeting be continued until the meeting on December 4th.

PUBLIC COMMENT



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None.

MOTION: Walter Sorenson made a motion to CONTINUE the Public Hearing for Maple Street and Oak Street Preliminary Subdivision to the January 8th meeting. Robert Danforth seconded the motion. The vote was 5-0, unanimous in favor.

APPLICATIONS FOR REVIEW

185 Main Street, Edward Pare with Brown Rudnick on behalf of T-Mobile Northeast, LLC.:

Application for Site Plan Review under Section 13 of the Town of Groveland Zoning Bylaw.

MOTION: Walter Sorenson made a motion to ACCEPT the Site Plan Review application of T-Mobile Northeast, LLC. to collocate 8 panel antennas at the 70' AGL antenna centerline mark on the exterior of the unipole, with one dish antenna and cables on the exterior of the unipole, and equipment (including a generator) located upon two proposed concrete pads all within the fenced compound area. Robert Danforth seconded the motion. The vote was 5-0, unanimous in favor.

Nelson Street (Assessor Map 47 Lot 32A), Brad Ligols: Application for Aquifer Protection Overlay District Special Permit under Section 6.2 of the Town of Groveland Zoning Bylaw. Application for Site Plan Review under Section 13 of the Town of Groveland Zoning Bylaw. Application for Stormwater Management and Land Disturbance Permit under Article 14 of the Town of Groveland Bylaw.

Ian Mackinnon, Project Engineer: Would like to make a request, on behalf of his client Brad Ligols, to reduce the engineering peer review fee required for the application.

MOTION: Walter Sorenson made a motion to reduce the Engineering Escrow fee for the project from \$6,000 to \$5,000. Lisa Chandler seconded the motion. The vote was 5-0, unanimous in favor.

I. Mackinnon: Would like to request that the Board also reduce the total application fee.

BOARD: The Board will not waive any of the application fees and have acknowledged the hardship.

I. Mackinnon: Would like to request that the Board allow the Town Planner to accept the application at a later date so that the Applicant may have more time to address some outstanding issues.

MOTION: Walter Sorenson made a motion to allow the Town Planner to accept the Site Plan Review, Stormwater Management and Land Disturbance Permit and Aquifer Protection District Special Permit applications for Nelson Street from Brad Ligols on behalf of the Planning Board and timestamp with the Town Clerk. Lisa Chandler seconded the motion. The vote was 5-0, unanimous in favor.

180 Center Street, Thad Berry on behalf of Thomas Zarrella: Application for Aquifer Protection Overlay District Special Permit under Section 6.2 of the Town of Groveland Zoning Bylaw.

Application for Site Plan Review under Section 13 of the Town of Groveland Zoning Bylaw.

Application for Stormwater Management and Land Disturbance Permit under Article 14 of the Town of Groveland Bylaw.

Town Planner: Applicant has asked for additional time and will submit at the following meeting on December 18th.

DISCUSSION & POSSIBLE VOTE

The Engineering Corp. (TEC): Introduction as one of the Peer Review Engineers.



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Town Planner: The Project Manager has the flu and asked to reschedule for the next meeting on December 18th.

W. Sorenson: Since they will also need to provide their review for the Maple Street and Oak Street Preliminary Subdivision at the January 8th meeting, let's ask that they make their introduction at that meeting instead of bringing them in twice.

OLD BUSINESS

Sunset Circle, Robert Wallace

J. Freer: 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. At the November meeting the Applicant agreed to 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. They also met with myself and the Highway Superintendent out on the site in order to verify remaining items to be completed and specifically address the issues with the roadway. At this site visit Mr. Wallace stated he would not rake and loam the lots as he sold the lots to a developer and they are no longer his property.

BOARD: The soil needs to be addressed and is not a large cost burden to the developer. The bond was set in order for the lots to be cared for in a manner outlined in the MOU, that includes the soil.

MOTION: Walter Sorenson made a motion that the Applicant must thatch, loam (three inches) and seed all three lawns. Lisa Chandler seconded the motion. The vote was 5-0, unanimous in favor.

TOWN PLANNER'S REPORT

Town Planner: The Chair has asked to provide an update of the Special Town Meeting that took place on Monday, December 3rd.

J. Freer: The Town approved the Town of Groveland Zoning Bylaw Changes to Recreational Marijuana (Article 8 and Article 9). However, it should be noted that the Planning Board was not asked to provide a report at Town Meeting. The Planning Board is required to hold a Public Hearing on these matters and provide a favorable or unfavorable recommendation for Town Meeting. This includes an oral report at Town Meeting. This has been standard practice and I would like to see this done in the future.

Additionally, on the warrant was: Article 6, which would require that no permit for an extension in excess of 500 lineal feet to be approved until it received approval by the voters assembled at the next Town meeting. This bylaw conflicts with our Subdivision Rules and Regulations that require that if the development is within 1,000 feet of water or sewer they must tie into the line. The Town voted to TABLE this matter until the Annual Town Meeting in the Spring.

W. Sorenson: The Board of Selectmen should be required to send proposed articles to all Boards, Commissions and Department for them to review prior to a vote so that these conflicts are acknowledged and addressed before going to Town Meeting. Instructed the Town Planner to work with the Town Finance Director in creating an organizational chart to require such review.

BOARD: Discussed the repercussions of this Article and the impact to development.

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 8:56PM.

P.B.

12/4/18

Name

Address

Edward Breck ~~Donna~~ ~~Indick~~ 10 Memorial Blvd
Providence RI 02902

Michael Dempsey Graveland
Conservation 33 Uptack Rd

Brad Ligals 16 Evergreen Lane

Ian MacKinnon Jones & Beach Engineers 85 Portsmouth Ave, Stratford, NH
(For Nelson Street project)

Michelle Tardy Bridges - Clo - 3 Nelson Street Groveland

Robert T Sprague 4 Evergreen Lane

Joseph Ryan 865 Salem St

Rick Greenwood 863 Salem St

Michael Tardy 3 Nelson St

Dorothy Tobin 180 Center St

Russ Doughtyette 180 Center St.

William & Holt WGH LAND SURVEY & DESIGN
SALEM WASHINGTON