



Town of Groveland Planning Board

183 Main Street
Groveland, MA 01834

APPROVED

JANUARY 22, 2019

MOTION: Walter Sorenson made a motion to approve the January 8, 2019 meeting minutes. Robert Arakelian seconded the motion. The vote was 3-0, unanimous in favor.

Board/Committee Name: PLANNING BOARD
Date: TUESDAY, JANUARY 8, 2019
Time of Meeting: 7:30PM
Location: TOWN HALL

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

Absent: Robert Arakelian

Staff Present: Rebecca Oldham

Public Members: See attached

W. Sorenson, Vice Chairman: The Planning Board meeting for Tuesday, January 8, 2019 was called to order at 7:30PM.

MEETING MINUTES

MOTION: Lisa Chandler made a motion to approve the December 18, 2018 meeting minutes. Robert Danforth 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: Lisa Chandler made a motion to open the Continued Public Hearing for Maple Street and Oak Street Preliminary Subdivision. Robert Danforth seconded the motion. The vote was 3-0, unanimous in favor.

Town Planner: The Applicant has made design changes based upon the discussions at the last few meeting. They have proposed a revised layout that reduced the number of lots to three, reduced the roadway ROW widths, eliminated 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 minimized impact to wetland resource areas. At this time, the Applicant has not determined the use of the larger parcel 68M, shown on the revised plan. They would like to move forward with a definitive subdivision plan. However, we first need to close out the preliminary process. I have drafted a general "decision" for the Board to vote on and the Applicant intends to file the definitive subdivision and a FORM A plan at the January 22nd meeting.

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

MOTION: Lisa Chandler made a motion to APPROVE the application for Maple Street and Oak Street Preliminary Subdivision and have the applicant move forward to the Definitive Subdivision filing. Robert Danforth seconded the motion. The vote was 3-0, unanimous in favor.

Jim Freer arrived at 7:41PM



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NEW: 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 to collocate eight (8) panel antennas at the 70' above ground level antenna centerline height on the exterior of the tower with associated equipment located upon two proposed concrete pads all within the existing fenced compound area. The site is located in the Residential 2 (R-2) and Business (B) Zoning Districts. The proposed project is located at 185 Main Street Groveland, MA 01834 (Assessors Map 06, Parcel 001) on the existing free-standing Wireless Communication Facility.*

MOTION: Lisa Chandler made a motion to open the Public Hearing for 185 Main Street Site Plan Approval. Robert Danforth seconded the motion. The vote was 4-0, unanimous in favor.

Town Planner: One fact to note is that at the prior meeting the Board discussed whether or not the backup generator would be natural gas or diesel. It was stated it would be diesel. The Water and Sewer Department has requested it be natural gas due to the proximity to Well #3. It is beyond 400 feet however due to the sensitivity of the area it was requested it be natural gas. The Applicant stated they would use natural gas or propane but would not use diesel.

PUBLIC COMMENT - NONE

MOTION: Robert Danforth made a motion to close the Public Hearing for 185 Main Street Site Plan Approval. Jim Freer seconded the motion. The vote was 4-0, unanimous in favor.

MOTION: Lisa Chandler made a motion to APPROVE the application for 185 Main Street Site Plan Approval as amended with conditions. Jim Freer seconded the motion. The vote was 4-0, unanimous in favor.

NEW: 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 Approval 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 to construct a self-storage facility consisting of two buildings at 4,620SF with associated parking and stormwater infrastructure. The site is located in the Industrial (I) Zoning District. The proposed project is located at Nelson Street Groveland, MA 01834 (Assessors Map 47, Parcel 32A).*

MOTION: Lisa Chandler made a motion to authorize the Client Authorization for TEC to perform Peer Review service for Nelson Street. Jim Freer seconded the motion. The vote was 4-0, unanimous in favor.

MOTION: Lisa Chandler made a motion to open the Public Hearing for Nelson Street (Assessor Map 47 Lot 32A) for Aquifer Protection Overlay District Special Permit, Site Plan Approval and Stormwater Management and Land Disturbance Permit. Jim Freer seconded the motion. The vote was 4-0, unanimous in favor.

Town Planner: In your packet you will find the Special Permit for the use issued by the ZBA on November 7, 2018; the Building Commissioner's zoning opinion declaring the lot a legal non-conforming lot; the first review memo with the Applicants response; a list of the department comments received thus far, and; a letter from an abutter detailing some concerns about the proposed project and the Applicant's response to that letter.

John Christopher, attorney representing the Applicant: Provided a brief overview of the project.

Ian MacKinnon, Project Engineer for the Applicant: Reiterated that this will be a self-storage facility with a proposed 44 storage spaces. It will be fenced in with gate access, there will be no water services the site and no septic is proposed. There is no office at the site and there will be a kiosk that customers will use. The Applicant intends to use building mounted LED lights.



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W. Sorenson: Could you possibly use motion sensor for the lights?

I. MacKinnon: We can certainly look into that.

Peter Ellison, Board Peer Review Engineer: There were a couple of items that require the Board to review for further discussion. Section 13.5.2.5 of the bylaw prohibits building mounted lighting. Section 6.2.8.3 could be interpreted to mean pervious pavers may not be allowed in the Aquifer District. However, I would agree with the Applicant's Engineer that this is a low-impact development with limited traffic and no hazardous material on site that may warrant a waiver. Also, important to note is there is a proposed retaining wall that reached about 15-feet high. The construction of this wall may not be feasible without impacting neighboring properties.

W. Sorenson: Requested the engineers continue to address these issues and that the Applicant put together a formal request of waivers.

PUBLIC COMMENT

Michelle Bridges, 3 Nelson Street: Concerned about the access to the site from Nelson and the width and condition of the roadway. Would prefer they access through Sewall. Also concerned about drainage and flooding at the site. Worried about the security of the site since there will be no employees and operated by a kiosk. Apprehensive about the fact that there will be no water on site and concerned about fire safety. Fearful that this project will severely impact her property value.

Michael Tardy, 3 Nelson Street: Concerned about the distance from the site to the hydrant, if there was ever a fire. Additionally, the access to the site will impede upon his access. Flooding in the area has been a constant problem.

MOTION: Lisa Chandler made a motion to CONTINUE the Public Hearing for Nelson Street (Assessor Map 47 Lot 32A) for Aquifer Protection Overlay District Special Permit, Site Plan Approval and Stormwater Management and Land Disturbance Permit to January 22, 2019. Jim Freer seconded the motion. The vote was 4-0, unanimous in favor.

NEW: 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 Approval 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 to construct a new access driveway, barn addition with a new caretaker's residence, new stables and septic system. The site is located in the Industrial (I) Zoning District. The proposed project is located at 180R Center Street Groveland, MA 01834 (Assessors Map 41, Parcel 41).*

MOTION: Jim Freer made a motion to authorize the Client Authorization for TEC to perform Peer Review service for 180 Center Street. Lisa Chandler seconded the motion. The vote was 4-0, unanimous in favor.

MOTION: Lisa Chandler made a motion to open the Public Hearing for 180 Center Street for Aquifer Protection Overlay District Special Permit, Site Plan Approval and Stormwater Management and Land Disturbance Permit. Robert Danforth seconded the motion. The vote was 4-0, unanimous in favor.

Town Planner: In your packet you will find the first review memo performed by TEC and a list of the department comments received thus far.

Mark Glovsky, attorney representing the Applicant: Provided an overview of the project. Reminded the Board that this property is declared Agricultural under MGL c. 40A Section 3, and that while they are not required to go through the Site Plan Approval process have done so in order to collaborate with the Town and get the best project for the community.



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Peter Ellison, Board Peer Review Engineer: This project is largely a Conservation project and therefore a lot of the design impacts are going to come from the meetings with the Conservation Commission. A few issues to point out Section 6.2.7.1h – The Applicant should clarify if the proposed garage for “maintenance and operation” will require a floor drain and oil/water separator to meet the Uniform State Plumbing Code 248 CMR 10. If a floor drain is required, the use may be prohibited within the Aquifer Protection District. Section 9.1 – The Applicant should provide minimum parking calculations. Section 9.3.1 – While it is understood via the report that parking spaces will not be painted, the plans should show the proper dimensional requirements of 9’ wide by 20’ long for off street parking spaces.

PUBLIC COMMENT - NONE

W. Sorenson: We will have TEC continue to work with the Applicant’s Engineer to address some of these issues and continue until the next meeting.

MOTION: Robert Danforth made a motion to CONTINUE the Public Hearing for 180 Center Street for Aquifer Protection Overlay District Special Permit, Site Plan Approval and Stormwater Management and Land Disturbance Permit to January 22, 2019. Jim Freer seconded the motion. The vote was 4-0, unanimous in favor.

NEW: 301 Main Street, Zong Yang: *Application for Site Plan Review under Section 13 of the Town of Groveland Zoning Bylaw to utilize the site for Retail-Small, as identified in the Groveland Zoning Bylaw in Section 4.5 Table of Uses. The site is located in the Business (B) Zoning Districts. The proposed project is located at 301 Main Street Groveland, MA 01834 (Assessors Map 10, Parcel 001).*

MOTION: Lisa Chandler made a motion to open the Public Hearing for 185 Main Street Site Plan Approval. Robert Danforth seconded the motion. The vote was 4-0, unanimous in favor.

Town Planner: In your packet please find a list of department comments that have been received thus far. Please note that the Applicant received a quote from one of the approved Peer Review Engineers and deemed the estimate too high and requested we ask two other firms for proposals. Those proposals should be received next week.

W. Sorenson: There are still too many unknowns with this project and we need to have a Peer Review Engineer take a look at this before making any decisions. Let’s continue until the first meeting in February since the next meeting would only give the Peer Review a week to review.

PUBLIC COMMENT

Brian Connell, 293 Main Street: We have concerns with the driveway and shared access. He has access to his site but from the gas station driveway. Our driveway is not a shared driveway. We will be getting a survey of our property. We would like to see an overall improvement to the site but at this time it does not sound like there is a plan for the site.

Greg Stark, 308 Main Street: This site could essentially set the stage for development and improvements in our downtown and I am concerned about the future use.

MOTION: Jim Freer made a motion to CONTINUE the Public Hearing for 301 Main Street for Site Plan Approval February 5, 2019. Robert Danforth seconded the motion. The vote was 4-0, unanimous in favor.

OLD BUSINESS

Town Planner: At the last meeting the Board approved the Performance Bond for Atwood Estates. The Applicant has received the Letter of Credit and filled out the FORM G-1 and FORM G-2 and is asking for the Planning Board to sign in order to record accordingly.



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MOTION: Lisa Chandler made a motion for the Planning Board to endorse the FORM G-1 and FORM G-2 for Atwood Estates. Robert Danforth seconded the motion. The vote was 4-0, unanimous in favor.

TOWN PLANNER'S REPORT

Town Planner: This is just a reminder that in keeping with our schedule for a meeting on the first and third Tuesday of the month, our meetings in February will be held on Tuesday the 5th and Tuesday the 19th and the meetings in March will be held on Tuesday the 5th and Tuesday the 19th. Our next meeting on January 22nd will be held in the Selectmen Conference room in the back due to room availability.

ADJOURNMENT

MOTION: Jim Freer 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 8:54PM.

SIGN-IN

PB MTG 1/8/2019

NAME

ADDRESS

Gregg Strall	308 Main St.
Tom Zannella	} 2 Orchard Rd. Glocester, MA.
Kristin Zannella	
ALYSON QUINNELL	
JANET FAUTH	161 WASHINGTON ST
RON FAUTH	149 WASHINGTON ST
Lee Jay	149 WASHINGTON ST
CARLOS SANTOS	301 Main St.
Marie Santos	157 WASHINGTON ST.
Edie	107 Washington St.
Ian Mackinnon	Dr. Fernand C. de Aguiar Sonos Beach Engineers, Statham, NH
Brad Ligols	16 Evergreen Lane
John Christopher	2 Essex Green Av. #5 Per body, MA.
MARK GLUSKY →	8 WASHINGTON ST., BEVERLY MA
Thad Berry	18 Oak St. Reading, MA.
Al Couillard	303 Haven St Reading MA
Michelle Buelger	3 Nelson St. Framingham
Michael Tardif	3 Nelson St.
Steve Johnson	281 Main Street
Russ Doughty	180 Center Street
Dorothy Tustin	180 Center St
Robert J. Rogers	4 Evergreen Ln.