

**Town of Groveland
Planning Board**

183 Main Street
Groveland, MA 01834



*Brad Ligols, Chair
Walter Sorenson, Jr., Vice Chair
Jim Bogiages
Robert Danforth
John Stokes, 111*

**NOTICE OF DECISION
SITE PLAN APPROVAL
PARKING REDUCTION SPECIAL PERMIT**

**PROPERTY: 301 MAIN STREET
ASSESSORS MAP 10 PARCEL 001**

**Any appeal shall
be filed within (20)
days after the date
of filing this notice
in the office of the
Town Clerk.**

PETITIONER: Robert Williams
Star Construction Company
180A Main Street
Groveland, MA 01834

DATE: August 17, 2021

ADDRESS: 301 Main Street
Groveland, MA 01834

MEETING: June 15, 2021; July 20, 2021;
August 3, 2021

YOU ARE HEREBY notified of the Decision of the Planning Board on the application made by Robert Williams (the "Applicant") for property located at 301 Main Street Groveland Massachusetts, Assessor's Map 10 Parcel 001 in Groveland, MA, located in the Business (B) District (the "Property").

As set forth in the application filed with the Board and testimony, the Applicant sought Site Plan Approval and a Parking Reduction Special Permit to use the building for a corporate office, a showroom area for product samples, storage for equipment and misc. materials, garage access to load and unload vehicles.

The application was filed on April 29, 2021. The hearing was advertised in the Lawrence Eagle-Tribune on May 31, 2021 and June 7, 2021. All abutters were notified via Certified Mail Return Receipt. The Groveland Planning Board held a public hearing remotely via Zoom video conference on Tuesday, June 15, 2020 at 7PM. Remote meetings were held due to Governor Baker's Executive Order of March 12, 2020, and current State of Emergency in the Commonwealth due to the outbreak of the "COVID-19 Virus." In order to mitigate the transmission of the COVID-19 Virus, municipalities have been advised and directed by the Commonwealth to suspend public gatherings, and as such, the Governor's Order suspends the requirement of the Open Meeting Law to have all meetings in a publicly accessible physical location. A second meeting was held in person on Tuesday, July 20, 2021. The public hearing was closed on August 3, 2021.

The following members were present: Brad Ligols, Robert Danforth and Jim Bogiages.

FINDINGS OF FACT

The site is severely compact and there is limited space for vehicular travel.

The 2012/2013 reconstruction of the adjacent Bates Bridge significantly altered the site. The number of driveways accessing the site decreased from two driveways to one and traffic from both the Post Office and the proposed use would be limited to the one driveway location along Main Street. The Board found that the sight distance, geometry, and layout of the proposed driveway did not allow for safe access and egress to the site for the proposed use. MassDOT created the present new driveway connection (within

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State Right-of-Way) as part of the bridge construction. The configuration of the driveway constructed by the DOT does not provide proper geometry to be used as a two-way driveway. The Board finds that the curb cut as situated should not be used for two-way vehicular traffic and prohibits safe traffic flow to and from the site.

Correspondence from Frank G. Suszynski with MassDOT, District 4 Deputy District Highway Director, dated July 28, 2021, stated “... the current access driveway is only for the Post Office use and any changes would be a concern for MassDOT.”

For the reasons set forth above, the Board finds that the site is not a suitable location for the proposed use.

DECISION

Robert Danforth made a motion to deny the application for 301 Main Street for safety issues with the curb cut and not having proper access to the building. Jim Bogiages seconded the motion. The vote was 3-0, unanimous in favor. The application is denied.

PLANNING BOARD




Brad Ligols, Chair

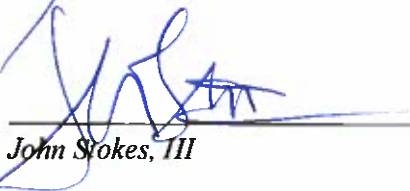
Walter Sorenson



Robert Danforth



Jim Bogiages



John Stokes, III

cc:
Town Departments
Applicant
Abutters