

TOWN OF GROVELAND

**Official Copy**

2018 MAR 15 PM 2:56

**Town of Groveland**

**Planning Board**

**Meeting Minutes**

TOWN CLERK  
RECEIVED/POSTED

---

**Date:** January 23, 2018

**Members Present:** Jim Freer, Bob Danforth, Lisa Chandler, Bob Arakelian, Walter Sorenson

**Members Absent:**

**Others Present:** Mitch Kroner, Jim McCarthy, Larry Ogden, Grace Stokes, John Stokes, Doug Workman, Phil Dignan, Sandra Sheehan, James Sheehan, Mike Sergi, Philip Christiansen, Katherine Bailey, Lisa Mead.

**Minutes Secretary:** Amy Bedard (by tape & notes)

Chandler motions to open the Planning Board Meeting of January 23, 2018 at 7:30pm seconded by Danforth. All members are in favor. Vote is unanimous. Meeting opens.

**Planning Board Business/Updates:**

**Billis Way:**

Lisa Mead is before the PB, she states the Freer is passing out the draft decision. Lisa states that it was originally closed out and approved but then there was an issue with the water and sewer review but it now reflects the draft decision and there are 2 mistakes Peter reversed the easements on paragraph 33 4 & 5 states 20' not cut but should state drainage and on paragraph 34 it should be a no cut easement not drainage. Lisa states other than that all is ok. Lisa states they are fine with water and sewer and it is now incorporated as are the additional decisions. Freer confirms Groveland has deeds to the land, Lisa Mead states yes. Freer states Peter sent an email stating that he is okay with everything. Freer reads into the record that Peter states with the inclusion of the water and sewer he is okay with the plan.

Danforth motions to approve MOD as amended, seconded by Sorenson. All members are in favor. Vote is unanimous.

#### **Nichols Village:**

Steve Sawyer from Design Consultant Inc. is before the PB regarding Nichols Village with an update. Steve states the plan was updated and sent to GZA yesterday so no review or comments yet. Steve states they did meet with the water department and their consultant is doing a peer review on the 17<sup>th</sup>. Steve states they also met with the fire department and minor tweak to plan that will provide a hydrant to be removed because of a dead end water pipe, so the hydrant will be put back on the plan. Steve states they had hoped to be further along but not yet and hope to close things out at the next meeting. Freer states they need 12 sets of plan, 6 large and 6 small so they can distribute to all the boards.

Sorenson motions to continue to February 27, 2018 PB meeting, seconded by Arakelian. All members are in favor. Vote is unanimous.

#### **Atwood Estates:**

Mike Sergi states they did send out letters to all the departments. The police department was concerned about being able to see but they are talking about lowering the road. They also received a letter from the light department stating they need to relocate pole on the entry road and four other notes that are on the utility plan. Phil Henry sent an email to Freer that everything is complete. Sorenson states that Phil should send an email to Con Comm that they have reviewed this and to contact him with any concerns. Street numbers will not be assigned until sub division is approved. Atwood Lane is the Street name.

Sorenson states there are only a few housekeeping items being the conditions on the mylar.

#### **Esty Park:**

Arakelian states they are proposing it to be business and Freer states that can be fast food or recreational. Freer states Esty Park needs to do a site plan just to give PB an idea as to where everything will go. Discussions of business district and limited business district. Sorenson states he needs to include the entire parcel that he owns because it is a multi-use parcel.

Sorenson motions to include the entire parcel, seconded by Arakelian. All members are in favor. Vote is unanimous.

**Adjournment:**

Chandler motions to adjourn at 8:45pm, seconded by Danforth. All members are in favor. Vote is unanimous. Meeting is adjourned