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Town of Groveland

Planning Board

Meeting Minutes

TOWN OF GROVELAND

2018 MAR 15 PM 2:56

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Date: January 9, 2018

Members Present: Jim Freer, Bob Danforth, Lisa Chandler

Members Absent: Bob Arakelian, Walter Sorenson

Others Present:

Minutes Secretary: Amy Bedard (by tape & notes)

Danforth motions to open the Planning Board Meeting of January 9, 2018 at 7:35pm seconded by Chandler. All members are in favor. Vote is unanimous. Meeting opens.

Planning Board Business/Updates:

PB Meeting Minutes:

Chandler motions to approve PB Meeting Minutes of 11/21/17, Sub Division Hearing 11/21/17, ZBL Committee Meeting 11/16/17, ZBL Committee Meeting 12/14/17 and PB Meeting 12/19/17, seconded by Danforth. All members are in favor. Vote is unanimous.

Approve Bills:

Chandler motions to approve PB invoices from Amy Bedard \$375.00, Civil Design Group \$1,050.00, GZA \$1,980.00 and North of Boston \$90.75, seconded by Danforth. All members are in favor. Vote is unanimous.

Miscellaneous Discussions:

Sunset Circle: Discussions with John Hargrave the engineer on the project for Wallace Capital. Freer states there was the issue regarding the wall for George. Wallace wants to have the road acceptance at the Town Mtg. Chandler states they already told him that it was going to be a year out after the road is paved. Discussion of rip rap needing to be put in the pit. The other issue is the hydrant sitting on the front lawn. The water department thought maybe it should be moved, but the home owner doesn't truly mind it there but it all depends on Water Dept. needs. PB will send a letter to Water Department.

The PB found a letter in the file from Tony George on June 5, 2015 stating he had spoken to Scott Green the representative for the sub division near his property 874 Salem St about a slope easement document and plan and agreed to grant the easement and we understand the easement will be recorded at the registry of deeds after it is signed and notarized. John states they can show all the options on a plan and hopefully put this all to bed. Clearing the bark of the hill and planting. John states maybe Jim can meet him on site so they can get the drawing together. Freer states regarding the fence they can still put it on his yard. Discussions regarding 2 to 1 or 3 to 1. Chandler states Sorenson states there is a wall but there is no wall on the plan so it cannot be forced.

Kravchuk Dr:

Freer states he had asked if they did an as built. Today he received in the PB box plan but they aren't as built

Chandler motions to appoint Phil Henry to check as built for Kravchuk Dr., seconded by Danforth. All members are in favor. Vote is unanimous.

Groveland Auto:

Freer states the PB did site plan and they found turtles so he is being fined. He now has to make a way for the turtles to pass through the property. They are working on the property but ran into ledge so they are hammering that out.

Homestead Lane:

As built review underway.

Review 5 Zoning Articles:

Freer states there will be five articles.

Definitions:

First two pages.

Re-zone Esty Park and Parker Fence to business:

Freer states he met within the last year with Town Council and they stated something needs to be done or the town will be sued. It is currently residential and want to make it business.

Customary home occupation:

Freer thinks it has been improved enough. Dimensional requirements and living bulk was removed that wanted houses a little bigger than 750 sq. ft. Freer states R3 became a problem with minimum frontage and it began a squeeze.

Accessory Apartments:

Freer discusses grandfathering in units already built and case law has never led to a building being torn down.

Freer wants last sentence in 7.1.4.5 removed and likes what Chandler states any accessory unit in existence at the time of this bylaw being adopted shall be allowed to continue.

Chandler states the only way you find out about illegal apartments is when someone goes to sell or applies for a permit for something.

Freer asks who can facilitate this the Board of Accessor or Building Inspector. Chandler states the Board of Accessor.

Road Inspections:

Freer states the PB should find another Road inspector now that Bob O'Hanley is no longer on the board.

PB Engineers:

Freer discusses engineers and reads a letter stating all applicants should be given choices to pick an engineer. Developers to pick not PB.

New Developments:

PB discusses sending developers o Con Comm first to find out if any restrictions may arise from land conditions or habitats.

PB Upcoming Meetings:

January 23, 2018

ZBL Hearing:

January 23rd @ 7pm

Adjournment:

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