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**Town of Groveland
Planning Board
Meeting Minutes**

TOWN OF GROVELAND
2017 NOV 22 PM 12:39
TOWN CLERK
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Date: October 3, 2017

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

Members Absent:

Others Present: Steve Baker, Theresa Dunn, Willian Dunn, Corrine Kirmelewicz, David Caallaro, Philip Christiansen, Michael Sergi, Craig Weaver

Minutes Secretary: Amy Bedard (by tape & notes)

Arakelian motions to open the Planning Board Meeting of October 3, 2017 @ 7:31pm, 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 Sept. 19, 2017, seconded by Danforth. All members are in favor. Vote is unanimous.

PB Meeting Invoices:

Chandler motions to approve PB invoice for Amy Bedard for \$150.00, seconded by Danforth. All members are in favor. Vote is unanimous.

PB Sign Offs:

None

Atwood Estates:

Freer states before the PB is Atwood Estates off Center St. Phil Christiansen introduces himself and Mike Sergi to the PB. Phil states they did the surveying and engineering and are also the owners of the property. Phil states they filed for a 5 lot sub division and a land disturbance permit and through that process it was suggested they do an 8 lot sub-division. Freer states the land disturbance dropped significantly moving to an 8 lot sub-division.

Phil reviews the plans showing the 8 lot sub-division. Phil states the green area will not be disturbed at all. 9 ½ acres and approximately 4 ½ acres will not be disturbed leaving 5 to be used. Plan shows road in grey, houses in red and the white is the area to be cleared for development. The road is approximately 300' long and 400' at the end so a total of 700' of road. Phil states all lots conform to zoning with frontage and area. Phil states the drainage has an infiltration and storage area on the site shown on the plan. Phil states they have requested waivers for road width, sidewalks and curbing. Phil states they have maintained the grade requirement for the road. Phil states the road cuts are minimal. Phil states all the site distances are shown on plan and meet standards. The plan also shows the regrading shown on the lot development. Phil states they spoke with Arakelian regrading and redesigning the street which will remove the hill. Freer states that is an offsite improvement. Phil states they have sent for review to Bill Henry but have not received a response yet.

Freer opens questions to the PB ... Sorenson asks was Phil Henry supposed to be here. Freer states no. Arakelian asks how big the cul-de-sac is? Phil states a 55' radius which gives the fire trucks enough area to come in. Sorenson asks about the 10' cut and undisturbed area on plan is just that one location? Phil states yes. Sorenson asks what was the undisturbed areas and Phil states 4 ½ acres. Chandler questions water. Phil states Town Water and Septic.

Freer requests a list of waivers. Phil states they are on the cover sheet.

Questions then opened to the public.

Bill Dunn questions in the reconstruction and rebuild of the road how much lower are they looking. Phil states the road will lower by 2 1/2 feet. Phil shows on the plan how the road will shift. Dunn states he appreciates the buffer zone.

Corrine wants to know the buffer from the development to her back property. Phil states 120'. Freer asks if any other questions. No other questions.

Phil states they will return after they receive Phil Henry's comments. Freer states he is out the last two weeks of October and the 7th of Nov. is Election Day. PB mentions maybe another day the week of Halloween, confirms Thurs Nov. 2nd.

Sorenson motions to hold next PB meeting on November 2, 2017, seconded by Chandler. All members are in favor. Vote is unanimous.

Nichols Village:

Cancelled

Bilis Way:

Cancelled

Homestead:

Sorenson states that a lot on Homestead needed some buffer trees. Sorenson and Freer review plan to see where the trees should be placed. Craig Weaver complains that the lot line is wrong on another lot on Homestead.

Sunset Circle:

Freer states tonight is just a discussion about the progress. Tony states he never heard from them after the meeting. Sorenson states have the review engineer go over everything. Freer and Tony discuss the pitch and some possible modifications. George confirms the fence will go on the property line. PB and George discuss options for ground cover and greenery. PB discusses fire hydrant moving or put up a granite protection. Stated that the hydrant can not be capped.

Public Hearing:

Sorenson feels the sidewalk shouldn't change, remaining PB members believe 1 sidewalk is ok.

Chandler votes to hold public hearing on all four changes to the sub division R&R's, vote 4 to 1 to go forward.

Upcoming Meeting Dates:

November 2, 2017 & November 21, 2017

Possibly December 5, 2017

Adjournment:

Sorenson motions to adjourn at 8:31pm, seconded by Arakelian. All members are in favor. Vote is unanimous. Meeting is adjourned.

Name	Address
Steve Baker	5 Sunset Circle
Theresa Dunn	156 Center St
William F Down	156 CENTER ST
Corrine Kirmelwicz	4 MURRAY CT.
DAVID C CAVALLARO	2 MURRAY AVE
PHILIP CHRISTIANSEN	160 SUMMER ST HAW
Michael Sergi	" "
CRAIG WEAVER	25 CANNON AVE AV.