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TOWN OF GROVELAND

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Town of Groveland

Planning Board

Meeting Minutes

Date: February 6, 2018

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

Members Absent: Lisa Chandler

Others Present: Eric Harper, Larry Ogden, Sandy

Minutes Secretary: Amy Bedard (by tape & notes)

Sorenson motions to open the Planning Board Meeting of February 6, 2018 at 7:30pm seconded by Arakelian. All members are in favor. Vote is unanimous. Meeting opens.

Planning Board Business/Updates:

ZBL Hearing:

Sorenson motions to open the continued ZBL Hearing, seconded by Arakelian. All members are in favor. Vote is unanimous.

Definitions:

Freer reads old version and new version for definitions:

Area of building

Basement

Boarding house

Building height

Continuous buildable

Contractor Law

Dwelling

Floor area

Livable area

Sorenson motions to suspend the reading of the articles, seconded by Arakelian. All members are in favor. Vote is unanimous.

Sorenson asks if anyone has any specific questions regarding any article.

Sandy states they have revisions to contractor yards. Sandy states their definition includes a fabrication component. The new definition excludes the fabrication component. Sandy states they suggest that an additional sentence be added about the fabrication.

Freer states they used to have special town meetings prior to the annual town meeting but they don't any more. Freer states there may be a special town meeting in November for marijuana.

Freer states the town also has an article to purchase the Getty and post office together and tear them down and make a scenic parking lot.

Sorenson motions to modify contractor yard, seconded by Arakelian. All members are in favor. Vote is unanimous.

The other issue was open storage and storage facility. They added a sentence stating so long as the items are registered with the town and screened from the neighbors they could use that storage for open storage.

Sorenson motions to add additional language to self/mini storage, seconded by Arakelian. All members are in favor. Vote is unanimous.

Casey states that Town Council wanted to add lawfully at the time of the adoption of the bylaw will be able to continue.

Sorenson motions to modify 7.1.4.5 using Town Council language, seconded by Arakelian. All members are in favor.

Section 7.3 Explained:

Freer states next up is home occupation. Sorenson states he doesn't see any changes. Freer states they are coming in with a new definition and create a new section 7.3 that currently doesn't exist.

Section 8:

Section 8 density and dimensional controls. Freer states they missed changing RA, RB & RC to R1, R2 and R3 and lot regularity has changed.

8.21 updated.

8.22 Frontage

8.23 Street line

Living bulk takes a header

Esty:

Freer states what he did was take it out of the river. Freer explains that essentially the river glues the R2 residential district together because the square is business. Freer states they cannot come from the river.

Eric states looking for outdoor recreation. Freer states this will unglue the R2. Freer states the business zone encompasses the river. Discussion about town boundary and that Freer wants the business zone to stay away from the boundary so that he has a continuous residential zone.

Sorenson motions to redo no west line into river, seconded by Arakelian. All members are in favor. Vote is unanimous.

Next Meeting:

Sorenson motions to continue ZBL hearing to March 6, 2018, seconded by Arakelian. All members are in favor. Vote is unanimous.

ZBA Future Changes:

No future changes as of now. Casey states site plan review should be next.

Sunset:

Freer states that using a banking of a 3 to 1 slope puts them 10' onto Tony's land. Freer states Hargrave is talking of a grass carpet on the slope at a 2 to 1 slope which may only go marginally on Tony's land.

Hydrant issue is ok just need to get a waiver signed by home owner.

PB Invoices:

Sorenson motions to pay all invoices North of Boston \$277.76, GZA \$1,500.00, Cammett \$2,885.00 and Cammett \$3,640.00, seconded by Arakelian. All members are in favor. Vote is unanimous.

Esty Park/Future Considerations:

Sorenson asks Larry to get his presentation and big map. Discussions of looking at the matrix and how that doesn't really give a good picture of what they can do. He is providing a sub set list to the matrix.

Banquet, Bulk Storage, Business Office, Contractor Yard, Light Manufacturing, Motor Vehicle Light Service, Parking Private, Restaurant/Fast Food (Non-drive-in), Warehouse, Common Recreation

In their view property has 3 zones, Front building, then behind fence and on back end the river front portion. Office in front, storage in middle and outdoor recreation water dependent use along the water. Some of these uses are not allowed in business but may be allowed in industrial. Some uses they believe should be permitted by special permit. Other uses they feel should be permitted as a right are storage uses.

Some businesses should be permitted by special permit, Banquet, Light Manufacturing and Light motor service.

Sorenson asks if they are looking for an overlay district within the property. Sorenson states the PB will need a site plan for heavy storage and parking to grant a special right. Sorenson only concern with long term parking is leaking.

Adjournment:

Freer motions to adjourn at 9:35pm, seconded by Arakelian. All members are in favor. Vote is unanimous. Meeting is adjourned