

Official Copy

Town of Groveland

Planning Board

Meeting Minutes

TOWN OF GROVELAND

2018 MAY -7 PM 4: 05

TOWN CLERK
RECEIVED/POSTED

Date: March 20, 2017

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

Members Absent:

Others Present: Phil Christiansen, Mike Sergi, Adam Costa, Steve Sawyer, Ian McKinnon, Bill Daley, Bill Holt

Minutes Secretary: Amy Bedard (by tape & notes)

Sorenson motions to open the Planning Board Meeting of March 20, 2018 at 7:30pm seconded by Arakelian. All members are in favor. Vote is unanimous. Meeting opens.

Planning Board Business/Updates:

Freer states they are going to go out of order ...

Atwood Estates:

Sorenson states they have everything, no appeal and 3 copies.

Sorenson motions to endorse Mylar for Atwood Estates, seconded by Arakelian. All members are in favor. Vote is unanimous.

Billis Way:

Sorenson states apparently there is going to be another buyer for this. Sorenson states there is a point of order problem because the application is with the current land owner. Sorenson states

the land that is being given to the Town needs to be deeded to the Town prior to the sales to protect the land from being used by the buyer. Sorenson states the MOD needs to come around and be signed out of meeting.

Freer states there is one last bill \$415.00 from GZA.

Sorenson states the 20 Day appeal period is over on 3/20/2018.

Sorenson motions to put Billis Way on the 4/3/2018 meeting, seconded by Arakelian. All members are in favor. Vote is unanimous.

Nichols Village:

Steve is before the PB and feels that the site plan has been done within the modifications. Discussion of two low points on the property and the retention pond and that it is handling everything. They have filed modifications to the special permit and now do they need to file for a site plan review. Sorenson states this is just a form to file and it is all included in one. Freer states the filing fee is \$500.00.

Arakelian motions to accepts completed paper work, seconded by Danforth. All members are in favor. Vote is unanimous.

Sorenson motions to approve the special permit application for Nichols Way and completion of all review possesses, seconded by Chandler. All members are in favor. Vote is unanimous.

Nelson St:

Sorenson states conceptual plan for Nelson St. Engineer will be Phil Henry from Civil Design Group. Site plan review and fee of \$500.00 is due.

Ian McKinnon from Jones & Beach states he sent a cover letter, application and drawings. Ian presents the PB with a little info on the project. Brad Ligols owns the Nelson St property lot 32. Nelson St is a private right-away. There were some concerns about does it need to meet certain restrictions. Nelson St is paved half way down, there is a residential home on the road and there is also an existing industrial building where Ligols stores two of his trucks. Currently the property is empty and wooded with evergreens on the lower lot. The soil is very sandy. Land is currently zoned as industrial and knows his permitted uses. 8400 sq. ft. industrial building will meet all setbacks and parking on the site they will extend the pavement all the way down. Freer states the people who live there will be a challenge. Ian doesn't know what the exact industrial use is yet. There is town water which will have an 8" line coming into the property with a hydrant at the end. Septic will be a lift system but he doesn't have exact size yet depending on if

it's an office or warehouse. The lot currently requires 43,500 but it is currently 40,000 so they may need a variance for that. Sorenson states it would be pre-existing non-conforming. Discussions of creating a loop through the parking lot for the fire truck to be able to get through.

Ian states he will drop the check and get time stamps with conceptual. Sorenson states once reports are complete they will be at next meeting.

Bill Daley:

Bill Daley is before the PB to answer any questions or go over any concerns. Bill states they are going to fill in the quarry behind Nelson St. Aggregate sold the land to Bill Daley. Richard Nyland is representing Bill Daley. Richard states he did the erosion work for the last owner which was Groveland LLC. They purchased the land to fill in the gravel pit. Richard states he has Com-Conn order of conditions. They need erosion control around fill area. They want to just bring fill in and they don't have an end use yet. Sorenson asks where will the fill come from? They are unsure yet but will have soil tested. Freer wants to know will they do a baseline of the existing soil. Arakelian states they have an order of conditions but they still need a storm water permit. Arakelian states they will also need Aquifer protection. There will be 100,000 yards brought in. Freer requests 10' clay base. Discussion of using the land for apartments or affordable housing. Bill Daley will use Phil Henry for peer review. Fee to be determined.

Sorenson motions to accept the application, seconded by Chandler. All members are in favor. Vote is unanimous.

733 Salem St. ANR:

Danforth states it is the old church land. The application, deed and plans are presented to the PB. The entire lot will be in the R2 zone, 30,000 sq. ft. , 150' frontage, Lot 68A 30, 000, Lot 68B 8.58 acres (not a buildable lot) will add Lot 68C 1.95 acres in the future. Sorenson questions the wetlands. Discussion on scale of drawing and notes on plan.

Zoning By-law Articles:

Freer states that Town Council came in with some changes recently. Freer states they stated they didn't want to move forward with the Esty Park Article. Freer states the property is a trapezoid so it makes it challenging. Discussions of the Zoning map.

Sorenson motions to pull Esty Park article, seconded by Chandler. All members are in favor. Vote is unanimous.

Sorenson motions to support BOS Marijuana Article, seconded by Chandler. All members are in favor. Vote it 4 in favor and 1 abstention.

Discussions of changes that Town Council made to the articles that PB worked on. Sorenson states they will send a letter to Town council stating thanks for updates unfortunately there is not time to address prior to the upcoming Town Meeting.

Sorenson motions to go forward with what the PB has done, seconded by Chandler. All members are in favor. Vote is unanimous.

Adjournment:

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