

Official Copy

Town of Groveland

Planning Board

Meeting Minutes

TOWN OF GROVELAND

2018 APR -5 AM 11:47

TOWN CLERK
RECEIVED/POSTED

Date: March 6, 2017

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

Members Absent:

Others Present: Mitch Kroner, Jim McCarthy

Minutes Secretary: Amy Bedard (by tape & notes)

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

Planning Board Business/Updates:

Approve PB Minute:

Chandler motions to approve Meeting Minutes PB Jan. 9, 2018, PB January 23, 2018, ZBL January 23, 2018 & PB Feb. 6, 2018, seconded by Danforth. All members are in favor. Vote is unanimous.

Approve PB Invoices:

Danforth motions to approve CDG Invoice \$950.00 (Atwood Estates)

W.C. Cammett \$1, 125.00 (Sunset Circle)

Amy Bedard 4 Meeting \$300.00, seconded by Arakelian. All members are in favor. Vote is unanimous.

Zoning By Law Hearing:

Section 2 – Definitions:

Freer states Section 2 definition seventeen changes using building code definitions. Mitch asked if there were any changes implemented from the January meeting he was at. Freer states yes, Esty Park contractors yard they can do light fabrication.

Section 7.1 Accessory Apartments

Section 7.1.3.1. Changed word dwelling to apartment and added the word two in front of the numeral

Section 7.1.3.3. Changed word unit to apartment

Section 7.1.3.4. Add section

Section 7.1.4.3. Changed unit to apartment

Section 7.1.4.5. Changed unit to apartment and also added lawfully in existence.

Table of Uses 4.5.: Change to permitted from ZBA special permit. Building Inspector issues permit.

Section 7.3 Customary Home Occupation:

Definition change customary home occupation.

Section 7.3.1 thru 7.3.1.1 is a brand new section.

Section 7.5 Temporary Moratorium:

Section 7.5.1 Temporary moratorium or recreational marijuana establishment. This is a grace period until November and it prohibits the sales of marijuana. This is written by Town Council,

Section 8 Density and Dimensional Regulation:

Freer states 8.2.1 and 8.2.2 where combined. Moved frontage up to 8.2.2 and street line 8.2.3 and removed 8.2.5 living bulk. 8.4 building projections was removed.

Section 3 – New Business District:

Section 3 Rezone Esty Park / Parker Fence. Freer explains that the river was what glued the R-2 zone together. Discussions of looking into customizing each business zone relative to what would fit in each zone.

PB asks if there are any questions

Mitch Kroner questions Accessory Apartment aka In-law Apartments. Kroner thinks an attached apartment should be as a right. Kroner states he knows where Freer stands but wants to know where the other PB member stand on detached. Arakelian states in MA this is coming up for a vote in the Senate. Kroner does agree that it should be a special permit.

Jim McCarthy asks what is the next step. Freer states we vote to close the hearing then we vote to approve the articles and then they will then go to the Town Meeting.

Arakelian motions to close ZBL hearing, seconded by Danforth. All members are in favor. Vote is unanimous.

Chandler motions to approve Zoning articles for Town Meeting, seconded by Arakelian. All members are in favor. Vote is unanimous.

Old Business:

Freer states the stakes at Sunset don't seem to make sense. Freer states they need to do a site walk in April and find out the lot line.

Informational Discussion with Bill Daley:

He will be scheduled for upcoming meeting on March 20, 2018

Adjournment:

Chandler motions to adjourn at 8:48pm, seconded by Arakelian. All members are in favor. Vote is unanimous. Meeting is adjourned