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Town of Groveland

Planning Board

Meeting Minutes

TOWN OF GROVELAND
2018 MAY -7 PM 4:14
TOWN CLERK
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Date: April 17, 2017

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

Members Absent:

Others Present: Jared Stewart, Richard Cammett, Jay Ogden

Minutes Secretary: Amy Bedard (by tape & notes)

Sorenson motions to open the Planning Board Meeting of April 17, 2018 at 7:36pm seconded by Arakelian. All members are in favor. Vote is unanimous. Meeting opens.

Planning Board Business/Updates:

Approve PB Meeting Minutes:

No meeting minutes

Approve PB Bills:

No bills

Nichols Village:

Sorenson states the PB have a draft copy of the MOD. Freer discusses a condition on page 5 number 9. Freer states that they need to donate 2 deed restricted units considered affordable

housing to the Town of Groveland. Discussions of the fact that the units are not sold, they are rented or leased and also pay a common fee. Debbie asks why they would prefer to pay a fee rather than deed units. Richard Cammett states since they opened in 2004 they have probably given to low income about ½ million dollars, the number of units varies 2 to 3 some years up to 5. Sorenson states Groveland needs apartments. Discussions of partnering with a developer to build 120 units of affordable apartments using Town own land. Debbie states she had read the documents and trust and is very familiar with the trust and she is filing a complaint with the state because the trust is not being what she feels it should be. Debbie states this is not a PB issue but she herself is moving forward with this. Sorenson asks are you bringing this forward as the Town of Groveland or as yourself. Debbie states she asked the Town to take an interest because they are a beneficiary. Sorenson states that the Town of Groveland could buy 2 units with CPA funds and then rent them out. Debbie reads again from paragraph D section I.

Cammett states there are 117 residents and about 50 of those are from Groveland.

Sorenson motions to accept \$160,000 fee in lieu of having affordable units, seconded by Danforth. All members are in favor. Vote is unanimous.

Debbie states she will file an appeal and feels that Nichols is trying to get out of deeding units.

Arakelian asks if there are any plans for Garrison St. in the future. Cammett states no plan yet. They were originally going to build there but haven't had the need yet.

Sorenson motions to accept the modifications to page 5 number 9 Nichols Village special permit mod, Freer states take out words to deeded 10.1.5 and donate \$160,000.00, seconded by Arakelian. All members are in favor. Vote is unanimous.

Discussions of the senior center and putting in affordable housing.

23 Wood St:

Jay Ogden is before the PB with a lot line change. The fee is \$50.00. Jay states it was previously approved they are just adding 25' strip to the side of is. A majority of the land is wetlands. PB reviews plans. Debbie Webster's family sold 45 acres to Jay Ogden. Sorenson questions the CSD for land on Wood St.

Discussions of the word sewer being added to the bylaw.

Sorenson motions to endorse lot line adjustment for 23 Wood St., seconded by Chandler. All members are in favor. Vote is unanimous.

Updates:

Freer states Woody Cammett said he will send updates via email for Sunset & Homestead. Freer has not heard from Billis regarding the sale.

Adjournment:

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