

Official Copy

Town of Groveland

Planning Board

Meeting Minutes

TOWN OF GROVELAND
2018 MAY -7 PM 4:14
TOWN CLERK
RECEIVED/POSTED

Date: April 3, 2017

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

Members Absent:

Others Present: William Holt, Adam Costa, Jim McCarthy, Debby Webster

Minutes Secretary: Amy Bedard (by tape & notes)

Chandler motions to open the Planning Board Meeting of April 3, 2018 at 7:34pm seconded by Arakelian. All members are in favor. Vote is unanimous. Meeting opens.

Planning Board Business/Updates:

Approve PB Meeting Minutes:

Chandler motions to approve PB meeting minutes of February 27, 2018 & March 6, 2018, seconded by Arakelian. All members are in favor. Vote is unanimous.

Approve PB Bills:

Chandler motions to approve GZA bill for Nichols Village \$3,950.00 and Amy Bedard \$150.00, seconded by Arakelian. All members are in favor. Vote is unanimous.

733 Salem St.:

Dehullu states they have revised the plan. PB reviews revised plan. Same area, lot was moved closer to the intersection, width and frontage and the circle are all on the plan. The topo is on the other sheet. Freer opens for any questions on ANR lot? No, questions.

PB signs Mylars, receives check for \$600.00 received for 3 68A, 68B and 68C.

Fairway LOC:

Adam Costa states there was originally a \$140,000 security bond provided back 2014 for is the project and has been reduced intermittently. Last Oct 25, 2016 it was \$33,827.00, now additional work has been completed so looking for another \$5,000.00 reduction. After town meeting when the road way is accepted the entire amount will be able to be released. PB signs Form G release.

Nichols Village / Affordable Housing:

Freer states he looked into the affordable housing for Nichols. Freer states the project is currently a modification because the build out was spoken about during original project. Debbie states this is a leased agreement. Debbie reads a letter stating that in Groveland's inclusionary bylaw states that any project with 10 or more units being built needs to include affordable housing. Debbie has a packet including the bylaws and also parts of Nichols will and testament which is very specific. Debbie reads relief granted by the court which did not relieve the original intent of the will. Debbie states there are no units that are affordable. Debbie asks PB to ask BOS to have Town Council to require 25% of Nichols Village to be affordable housing. Debbie will be forwarding the package to BOS to contact Town Council. Debbie states there has not been one affordable unit built since Lindsay Way.

Debbie states the trust has a \$32 million worth and the manager has a \$300,000 salary.

Freer states that it needs to be put into the hands of Town Council to figure out how to move forward. Debbie states it is a private trust not managed by the town but was supposed to benefit the town.

Billis Way Mylar:

Freer wants Berkley to sign the deed. Sorenson wants a deed from the Billis Family. The warrant is closed as of last night. The Billis have the property under contract to sell to Berkley. Discussions of the MOD, Chandler states the Town only get the land once it's a subdivision.

Sorenson motions to sign Mylars out of meeting, seconded by Chandler. All members are in favor. Vote is unanimous.

Town Planner:

Freer states the \$10,000 increase was approved by the Finance Committee and the Town found a way to use \$20,000 from CPA so salary would be \$65,000.00. Town Planner would be in charge of PB, ComConn, Open Space and Affordable housing.

Next Meeting:

April 17, 2018

Adjournment:

Chandler motions to adjourn at 9:05pm, seconded by Danforth. All members are in favor. Vote is unanimous. Meeting is adjourned