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TOWN OF GROVELAND

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Town of Groveland

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Planning Board

Meeting Minutes

Date: May 16, 2017

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

Members Absent: Debbie Webster

Others Present: Jim Ogden, Phil Christansen, Mike Sergi, Lisa Mead, Bill Holt, Debbie Stewart, Kathy Kastinnellis, Peter Williams

Minutes Secretary: Amy Bedard (by dvd & notes)

Sorenson motions to open the Planning Board Meeting of May 16, 2017 @ 7:32pm, seconded by Arakelian. All members are in favor. Vote is unanimous. Meeting opens.

Planning Board Business/Updates:

PB Sign Offs:

No sign offs.

PB Meeting Minutes:

None

PB Invoice Approval:

Sorenson motions to approve bills from GZA for \$1,900.00, Civil Designs for \$3,600.0 and Amy Bedard for \$225.00 seconded by Arakelian. All members are in favor. Vote is unanimous.

ESCE:

Freer states 9 acre lot on Center St. Sorenson asks what are they in for tonight. Sorenson states last he remembers they worked on land disturbance and storm water. Phil states they filed a storm water and land disturbance management plan to prevent flooding on other properties. Phil states during that discussion the PB mentioned contacting the BOS to see if they are interested in buying the land. Phil states they did send a letter to the BOS but are waiting to hear back.

Phil states the PB also recommended doing a CSD but they would need a common septic because there is no sewer out there. Phil shows a sketch with 12 homes. Sorenson states on CSD 50% gets donated to the town. Phil states the donated land would be around the edge of the development. Sorenson states he believes they do a special permit under Zone 2 under aquifer.

Sorenson states if it is the water and zoning board they will hold a hearing.

Sorenson states CSD seems to be the best fit but 12 houses seems to be a lot. Discussions of a smaller subdivision up to 8 + 9 houses. Sorenson states if it meets the regs it will fly. Freer states CSD now requires hooking to the sewer system. Sorenson states he feels the PB was mis-lead regarding the mining operation and the building of 12 big houses. Arakelian states he doesn't feel mislead. PB states they are most concerned with the cuts. Freer states maybe continue hearing until June 6, 2017.

PB discusses Murray Ave. residents like the option of them entering sub division from Center St. Freer states the businesses on Center St. are up in arms also.

Sorenson motions to continue to 6/6/17, seconded by Arakelian. All members are in favor. Vote is unanimous.

(Bob Arakelian leaves the meeting)

Jim Ogden – ANR Wood St:

Jim Ogden has an ANR plan for Wood St. Jim states last year they subdivided a lot on Wood St. Jim wants to cut a lot off. Sorenson and Jim review the plan. 50,000 sq. ft. lots with 150' frontage. Jim wanted the PB to review plan prior to making a Mylar. Sorenson states ok to

Sunset:

Freer updated PB stating the deal fell through and the project is back to Wallace. Freer states they need a meeting.

Billis Way:

Definitive Plan Hearing. Sorenson states Green cards received. The Tear sheets are to come. Ads read to public

Abutter Notification Plan Definitive Sub Division Plan for Billis Way in accordance with the provision of Chapter 41 MA general laws with the Town of Groveland sub division rule and regulations you are hereby notified Groveland PB will hold a public hearing May 16, 2017 @ 7:30pm Groveland Town Hall, 183 Main St. Groveland, MA 01834. To discuss a proposed 7 lot subdivision located at 157 Main St. Accessory Map 6 lot 6. Plans are on file and can be reviews at Town Hall ... No objections.

Sorenson motions to open the hearing @ 8:16pm, seconded by Chandler. All members are in favor. Vote is unanimous.

Lisa Mead is before the PB on behalf of the applicant. Lisa states this is for the property at 157 Main St. included 11.659 acres. There was a preliminary plan approved at the end of 2016. It is a 7 lot sub division including 2 ANR lots on Main St. and it abuts the Town Cemetery on the West and Water Dept. on the North of the property. The waivers are listed on the cover and they are the same as which were approved with the preliminary plan. Lisa Mead now will have Bill Holt the engineer review the definitive plan and note any changes and where they have moved on with a couple of items.

Bill reviews the plan for the PB. Bill states each lot will have town sewer and town water.

Freer gives Bill 3 letters from 3 of the Boards.

Williams expresses his concern of drainage issues but states is can be solved if the existing house out front comes down. The other issue was the Cemetery access which is now shown on the plan.

Cemetery Commission would like to have sit down and have a meeting to discuss concerns from their letter. Lisa Mead states they would love to sit down at have a meeting. Highlights will be fencing.

Kathy is concerned about the plan with 7 waivers and more waivers to come. Kathy states the road comes extremely close to the cemetery. Kathy states there should be a sizable buffer zone so as to protect the cemetery from items that could be disposed into the cemetery. Freer states the

right of way is 50' wide and right where it should be. Sorenson asks can road kick to the right. Lisa states they will review these concerns.

Sorenson motions to continue hearing to June 20, 2017 @ 7:45pm, seconded by Chandler. All members are in favor. Vote is unanimous.

John McComkie:

Did not show. He needs to send a letter to the PB requesting PB re-up site plan.

Homestead Lane:

PB discusses retention and Buffer Zone needs new trees.

Adjournment:

Sorenson motions to adjourn at 8:52pm, seconded by Chandler. All members are in favor. Vote is unanimous. Meeting is adjourned.