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**Town of Groveland
Planning Board
Meeting Minutes**

TOWN OF GROVELAND

2017 JUN -7 PM 12: 24

TOWN CLERK
RECEIVED/POSTED

Date: May 2, 2017

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

Members Absent: Debbie Webster

Others Present: David Cavallaro, Bill Paschal, Carolyn Jarman, Jeremy Peacock, Philip Henry, Mary Lear, Patricia Willett, Corrine Kirelewicz, Philip Christiansen, Patrick Dunn, Theresa Dunn, Bill Dunn, Mike Sergi

Minutes Secretary: Amy Bedard (by dvd & notes)

Sorenson motions to open the Planning Board Meeting of May 2, 2017 @ 7:37pm, 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:

Sorenson motions to approve 3/28/17 ZBL Hearing Minutes and PB Meeting Minutes 4/17/2017 seconded by Arakelian. All members are in favor. Vote is unanimous.

PB Invoice Approval:

Sorenson motions to approve bills from GZA for Billis Way \$2,900.00, 194 Main St. \$4,100.0 and Groveland Auto \$4,300.00 seconded by Arakelian. All members are in favor. Vote is unanimous.

Kravchuk Dr.:

Freer states that Karl Kravchuk stopped in to update the PB on the progress. Karl states they have the binder coat down and will put final coat down later in the year. The road is a private drive. Freer states he also needs to do the pins and have an engineer check.

Center St. / Storm Water & Land Disturbance Hearing:

Freer states the PB has before them the tear sheets from the Eagle Tribune ads that ran April 14th and April 28th and the certified mail green cards.

Sorenson motions to open the Storm Water and Land Disturbance Hearing for Center St, seconded by Arakelian. All members are in favor. Vote is unanimous.

Philip Christiansen addresses the PB with a description of the project. Philip states the plan is showing a 9 acre parcel on Center St. Philip states the Form A was signed to create 5 lots all with frontage on Center St. The plan is for a 5 lot subdivision. The septic is on the plan. Two houses on the larger lots are towards the back and the 3 other are within 100' of Center St. Sorenson confirms that the land was purchased from Chesterton. Sorenson asks what the sale price was. Philip states he will email the PB privately. Philip states the engineers will do building of the home and they will be roughly in the \$600,000.00 range.

Philip states what is important in the Storm Water Management Article 14 anytime there is a disturbance of 20,000 sq. ft. of land you need to file an application with the PB to review. Philip explains the area of the land that will be disturbed. Philip states the hill will protect Harvard St. from looking into the project. Philip states there are a couple storm water structures and chambers underground. Philip states there is no increase of flow to the neighbor's properties. Philip states they are going to phase the excavation in 4 phases to reduce the amount of sedimentation. Philip states there is no ledge mostly sand. Sorenson inquires why this didn't come in as a CSD. Philip states that if they did a CSD he would look for 8 lots. Philip states that neighbors were happy with the elevation being similar to their current houses. Dunn states he was never informed of this project and quite frankly he is very unsettled because it would decrease the value of his business property dramatically which is directly across the street.

Philip states he received the correspondence from the review engineer on Saturday but have not had time to review. Chandler states time stamp is 3/29/17. Phil Henry from Civil Design Group states they were retained on behalf of the town to review the sub division regarding storm water regulations. Phil states looking at the Zoning Bylaw zone 2 he looked under that section under 1700 6C earth removal is prohibited within 6' on historical ground water readings. Phil states he thinks for the most part everything is achievable.

Discussions of septic location and level being 4' above water level.

Freer states he would like to see the 3 middle house come back and be in line with the other houses. Freer states he feels the current location will be a cause of many complaints and become an expense to the town to deal with.

Freer asks PB if there are any additional questions ...

Sorenson states he would like to hear the purchase price because he thinks the town was looking into buying this land. Sorenson states he believes there was an overlay district in the parcel for senior housing and that would really increase traffic.

Patricia Willet from 2 Murray Court states when Phil showed the abutters the plan they didn't state they were happy they stated it could be worse but they are not happy about the project. Patricia states moving the houses back further would the houses come closer to the houses in the abutting neighbor. Sorenson states there is a large buffer. Freer states they can dictate location.

Sorenson encourages Phillip to meet with Selectman and get on same page.

Sorenson motions to continue the hearing to 5/16/2017 @ 7:30, seconded by Arakelian. All members are in favor. Vote is unanimous.

Dewhurst St:

Freer states Angelini is not coming in will come at a later date.

Sunset Circle:

Freer states Sunset maybe sold to Dehullu. Freer reads a letter from Tony George into the record regarding the fence and the concern of a steep slope. George would like written acknowledgment that the PB and owner of the property will take. Freer states it was supposed to be a plastic fence but the snow will go right through fence. Freer states a wooden fence would be better. Sorenson states bring Steve and Wallace into the PB to discuss.

PB Meeting Start Time:

PB Meeting start time moved from 7:00pm to 7:30pm.

Sorenson motions to move meeting to 7:30, seconded by Arakelian. All members are in favor. Vote is unanimous.

Thank you:

Freer wants to thank the Town Meeting, the BOS for supporting both articles the town planner and new Zoning bylaw. Freer also thanks the Finance Committee, ZBA and BI for helping and he feels like they are moving forward in a good direction.

Adjournment:

Sorenson motions to adjourn at 8:37pm, seconded by Arakelian. All members are in favor. Vote is unanimous. Meeting is adjourned.

Name	Address
DAVID C CAVALLARO	1 MURRAY RD GROVELAND MA
Bill Pascual	6 MURRAY CT " "
CARDLYN JARMAN	8 HARVARD RD " "
Jeremy Peacock	10 Harvard Rd " "
PHILIP HENRY	21 HIBB ST, North ANDOVER, MA
Mary heart	8 Murray Ave Groveland
Patricia Willett	2 Murray Court Groveland
Corrine Kymleway	4 Murray Ct Groveland
Michael Sergi	Christianity: Sergi Inc.
Philip Christensen	15 " "
Patrick Dunn	156 Center St Groveland
Theresa Dunn	156 Center St Groveland
Bill Dunn	156 Center St Groveland