

TOWN OF GROVELAND

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Town of Groveland

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Planning Board

Meeting Minutes

Date: June 6, 2017

Members Present: Jim Freer, Walter Sorenson, Lisa Chandler

Members Absent: Debbie Webster, Bob Arakelian

Others Present: Mary Lear, Dan Lear, Arthur Lear, Brian Griffiths, Bill Paschal, Corrine Kirmelewicz, Elis Cavallero, David Cavallaro, Michael Sergi, Phil Christinsen, Jeremy Peacock, Al Crepeau, Lois Willett, Pat Willett

Minutes Secretary: Amy Bedard (by tape & notes)

Sorenson motions to open the Planning Board Meeting of June 6, 2017 @ 7:31pm, seconded by Chandler. 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 PB Meeting Minutes for 5/2/2017, 5/16/2017 and ZBL Meeting Minutes for 5/11/2017, seconded by Chandler. All members are in favor. Vote is unanimous.

PB Invoice Approval:

Sorenson motions to approve bills from Amy Bedard for \$150.00, Eagle Tribune \$5.0, GZA for \$2,890.00, seconded by Chandler. All members are in favor. Vote is unanimous.

ESCE:

Sorenson motions to open ESCE Center St continued hearing, seconded by Chandler. All members are in favor. Vote is unanimous.

Freer reads a letter from Storm Water Management Land Disturbance Center St. Dear Mr. Freer, On behalf of ESCE I hereby grant the PB an additional 60 days to review the above reference.

Sorenson motions to accept the 60 day continuance, seconded by Chandler. All members are in favor. Vote is unanimous.

Phil Christiansen addresses the PB. Phil states they started off with 5 lots and there were discussions of offering land to the BOS which they did but never heard back. Phil states they did a maximum development plan for 12 lots which was presented at the last meeting. The feedback from that plan was a suggested 8 lots. Phil present the PB with an 8 lot sketch. Phil states there are two roads and two cul-de-sacs, one approximately 300' long the other approximately 400' long. Phil has a report regarding the disturbance. Phil states there is less cut area than fill area. The maximum cut is 16' and maximum fill is 19'. The average cut is only 6'. Freer asks what the average elevation is at the cross roads. Phil states roughly 80 feet. Sorenson asks what would be the least density plan. Sorenson states ANR give you adequate access but what would a plan look like with the least disturbance. Sorenson questions could they do 4 houses and one cul-de-sac. Sorenson states they would use waivers vs CSD could be done by the PB.

Phil states storm water retention areas are the existing low areas.

Discussion of frontage coming off of Center St. Freer asks can they get 5 lots without taking out so much of the interior.

Wally states CSD with a waiver for sewage. Freer states it was changed on new Zoning Bylaw. Project would be about a year but not all the houses being built. Discussion of the dust that will affect the neighbors and whether or not there is something that can be sprayed to keep the dust to a minimal. Freer states they can spray but it will not prevent the dust from spreading it is more to clean the streets after.

Sorenson motions to continue to June 20, 2017, seconded by Chandler. All members are in favor. Vote is unanimous.

Jim Ogden / 35 Wood St. ANR:

PB receives a Form A properly completed, a check for \$500.00 and a Mylar to sign.

Sorenson motions to endorse mylar, seconded by Chandler. All members are in favor. Vote is unanimous.

Nichols Village:

Jared Stewart from Bethany Community Services is before the PB. Bethany is the management company for Nichols Village. They are before the PB to notify the PB of the potential for an expansion. They do not have any design documents it is all conceptual at this point. The PB is presented with an existing site plan. There are currently 94 units. The new amenities will include wellness facilities, 12 additional apartments, larger pool and larger auditorium. Expansion will be on the south side of the property. The elevation is 206 and the top of the hill is 216. They have not yet brought on a construction manager.

Jared states the dashed line shows that they are leaving availability to expand at a later date.

Sorenson confirms adding six units and some wellness space. Sorenson asks what are the special permits for and how many

Sorenson states adding 12 units and the max build out is 225. Sorenson states they will only need a modification on the existing permit. Sorenson states if they can find the original plan that would be helpful.

Sorenson asks about the bond that was tied to the original job.

Adjournment:

Sorenson motions to adjourn at 8:50pm, seconded by Chandler. All members are in favor. Vote is unanimous. Meeting is adjourned.

PB

6-6-17

Name	Address
Mary Lear	8 Murray Ave Groveland M
Dan. Lear	8 Murray Ave Groveland M
Arthur Lear	8 Murray Ave Groveland MA
Brian Griffiths	1 Murray Ave Groveland MA
Bill Paschal	6 Murray Ct. " "
Corrine Hirshelwicz	4 Murray Ct. GROVELAND
Elisa Cavallaro	1 Murray Rd. Groveland MA
David Cavallaro	1 Murray Rd Groveland MA
Michael Stry	CS/
Phil Christensen	CS/
Jeremy Peacock	10 Harvard Road
Al Crepeau	EGA, P.C. NBPT, MA
Lisa & Pat Willett	2 Murray Court