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Town of Groveland

Planning Board

Meeting Minutes

TOWN OF GROVELAND

2017 SEP 20 PM 12:38

TOWN CLERK
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Date: September 5, 2017

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

Members Absent:

Others Present: Anthony George, Lois Willet, John Nadeau, Richard Cammett, Richard Sheehan, Steve Sawyer, Jered Stewart, Mike Sergi, Jeff Miller, Rick Lamar, Melissa Kimball, James Billis, Adam Costa, Bill Holt

Minutes Secretary: Amy Bedard (by tape & notes)

Sorenson motions to open the Planning Board Meeting of September 5, 2017, seconded by Arakelian. All members are in favor. Vote is unanimous. Meeting opens.

Planning Board Business/Updates:

PB Meeting Invoices:

Sorenson motions to approve Invoice for \$150.00 for Amy Bedard, seconded by Arakelian. All members are in favor. Vote is unanimous.

PB Sign Offs:

None

Bob Danforth:

Freer welcomes Bob Danforth to the PB. He is recent appointee.

PB Meeting Minutes:

Sorenson motions to approve PB Meeting Minutes of 6/13/2017, 7/11/2017 & 7/25/2017, seconded by Arakelian. All members are in favor. Vote is unanimous.

ESCE – Center St.

Phil Christiansen states they are submitting the plans to the PB along with the payment/check.

Freer motions to accept check for \$6,000.00 for Definitive Plan, seconded by Arakelian. All members are in favor. Vote is unanimous.

Sorenson motions to accept Form C, seconded by Chandler. All members are in favor. Vote is unanimous.

Nichols Village:

Jared Stewart is before the PB with another update they are not ready to submit yet. Jared states the architect and engineer are also present. Jared states they are looking for advice and direction as to the next steps. Dick Sheehan present to the PB, he asks what Zoning Bylaw they should be using. Freer states the new one. Discussion of this project being a modification to an existing plan. Dick states all the conditions will remain the same they are looking to add 21 new units. Dick states there are 78 in the large building and 16 cottages and they want to update the environment. Small dining room, wellness center with a larger pool and an auditorium. Dick states the total number will be 115. All additions are to the main building. Al Creapeau from EGA architects states they were the original architect from 15 years ago. Al shows the existing property on the plan. Al shows the addition will be on the back side of the building. The drawing shows the location of the new construction that is attached to the main building. The addition is 2 levels tall. Al states they have 2 parking spaces per unit which will be the same. Total land area is 84.03 acres and the 70 acres usable after wet lands and slopes. The total amount of units allowed is 280 units. Sorenson states on application show future build out. Steve Sawyer states he is the engineer on the project. Sawyer shows the emergency access for the project and the loop road design. Sawyer states there are sewer caps in the area so he believes this must have been in the original plans for the buildout. Sawyer states they will file land disturbance. Jared states future buildout may include more cottages.

PB states they will need a public hearing and to notify all abutters. Sorenson states this is a 15 day notice on a modification.

Freer asks are there any units that fit the 40B profile. There are no 40B designated units. The trust does subsidize rental through Nichols Foundation. Sorenson states they need to get a formal letter then they will figure out the fees.

Billis Way:

Adam Costa states there was an error with the notice and that delayed a couple meetings. Freer asks for the tear sheets on new ads. Costa states he will get them to him after. Costa states they were before the PB a few months ago and obtained a preliminary approval in the fall. The plan was resubmitted with many concerns addressed. The PB then received a letter with requests. The PB asked them to look into an alternative design CSD, and they did investigate that option. Costa states that another issue is that part of the property isn't RA it is RB and some is business. Sorenson recommends doing a conceptual to get a better idea of what would work best. Sorenson states if the cul-de-sac pulls in that would save a lot of money. Freer states his only concern is that snow would be thrown at grave sites. Sorenson states if you do not go by CSD there will be 8 lots. Costa states they are at 9 now. Freer states bifurcated plan and Freer states the minute you start pulling the cul-de-sac back it will get messy. Sorenson wants to compare the 9 lot conventional to the 9 lot CSD. Costa states the two lots are not considered residential so the CSD would not work. Costa reads letter from Cemetery Committee with items that needed to be addressed #7 20' no cut zone that borders the property. #2 parcel A after the sale of the last lot will be deeded to the Cemetery commission. #3 service road across parcel A will be 14' wide, #4 the gate at the end of the road to the cemetery will be constructed of granite posts and iron fence. #5 the retaining wall along the cul-de-sac will be constructed of decorative rock and fence on top of the wall will be similar to the attached sample. #6 the large pine trees at the front of the property shared with the property line will remain and any other tree will be marked with tape to not be removed. #7 the applicant will remove the older fence by parcel A and lot 3 prior to the conveyance of parcel A. Sorenson confirms a fence, a buffer and a lot.

Peter Williams was supposed to be at the meeting but his wife is ill so he is not present.

PB and Costa discuss granite bounds and grass pins. Sorenson states 4"x4" will not be missed. Sorenson states the concrete ones tend to chip.

Freer states 2, 3, 4 & 5 waivers have already been granted.

PB discusses waivers requested. EPE will last a lot longer and easier to work with. Stone bound for roadway itself. Bob states 2, 3, 4, & 5 where granted

Chandler motions to waive Sect 4.1.5.1 and Section 5.63, seconded by Sorenson. All members are in favor. Vote is unanimous.

Freer states #7 and #8 are comments by Peter Williams. Freer states the gate is to restrict access to Well #4.

Chandler motions to accept a gate at the entrance with a town lock, seconded by Sorenson. All members are in favor. Vote is unanimous.

Bill Holt states #8 was fixed on the plan.

Freer states that wraps up the discussions regarding the last comments from Peter Williams. Freer asks if there are any questions in general regarding the sub division. Chandler questions proposed street light plan. Sorenson states similar to Stonebridge.

Sorenson motions to approve final plans based on corrections, seconded by Chandler. All members are in favor. Vote is unanimous.

Homestead:

Sorenson asks what is on the agenda for Homestead. Freer states bond reduction. Sorenson states last to do is as built and tree situation. Bob states drainage looks great.

Freer states with the issues currently he would like something staked in the ground. Pins placed along the 30 foot buffer zone in the backyards of the homes closest to Cannon Hill Avenue and replace trees that have been taken down and need to be put back up.

Danforth motions to release \$40,000.00, seconded by Chandler. All members are in favor. Vote is unanimous.

Sorenson motions to accept the as-built for peer review, seconded by Arakelian. All members are in favor. Vote is unanimous.

Sunset Circle:

Freer states Sunset Circle is before the PB. Freer asks if everyone received the email? Sorenson states yes. Sorenson agrees with everything. Sorenson asks can they move the fire hydrant to the cul-de-sac. Sorenson states it is a terrible spot for the house at the end of the driveway and at least needs to be marked. Tony is before the PB with a concern of the slope of the land in the open area. Tony states he spoke to an architect and they told him they are putting boulders on his property. Tony's concerns are that it was supposed to be a fence and the developer planted trees. Freer states Tony and his wife signed a waiver. Tony said they didn't sign a waiver regarding the fence he signed that they were going to use one foot of his property. Sorenson states on the memorandum he gets a wall. Sorenson states it is in the memorandum and that it would be in the minutes. Freer states a vinyl fence would be a nightmare with the plows. Arakelian states the drainage needs to be addressed. Sorenson states if there is no resolve before winter they will give him a 30 day notice and pull him in under 81 W.

Sorenson motions not to release any funding on Sunset Circle until all issues are resolved, seconded by (NO FORMAL VOTE MADE)

Sorenson motions to get Cammet engineering out there to review the entire sub-division (NO FORMAL VOTE MADE)

PB and Tony discuss the waiver being signed by his wife who had dementia and then he was so busy caring for her he was unable to attend meetings and find out exactly what was happening. Tony wants to know what the variance is? Tony is concerned can he go right through his land? Freer states no. PB requests Tony to write a letter to the PB regarding all his requests.

New ZBL:

Freer states there was a letter dated Aug. 3rd regarding the New ZBL. Freer states they made suggestions A & B to review.

Registry of Deeds:

PB members affixed their signatures to Registry of Deeds update form for ANR and Sub-division approvals.

Future Site Plan:

Freer states there is a small committee made up of most are the chairs from each board in the Town that does an initial review of business and industrial site plans. Recently there were two new industrial site plans that were brought before that committee. Eventually those site plans may be brought before the Planning Board.

Adjournment:

Sorenson motions to adjourn at 9:40pm, seconded by Arakelian. All members are in favor. Vote is unanimous. Meeting is adjourned.

Name	Address
ANTHONY GEORGE	874 SALEM ST.
Lois Willett	2 MURRAY COURT
John Nadeau	7 Homestead Lane
RICHARD CANNETT	18 King St.
Richard Sheehan	70 Bailey Blvd Haverhill
STEVE SAWYER	DC1 NEWBURYPORT MA
Tered Stewart	1 Nichols Way Nichols Village Groveland
Mike Fergi	160 Summer St. Haverhill
Jeff Miller	Billis Way
Rick Laramy	Billis Way
Melissa Kimball	Billis Way
James Billis	Billis Way