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**Town of Groveland
Planning Board
Meeting Minutes**

TOWN OF GROVELAND
2018 JAN 17 PM 12:38
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Date: December 19, 2017

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

Members Absent:

Others Present:

Minutes Secretary: Amy Bedard (by tape & notes)

Chandler motions to open the Planning Board Meeting of December 19, 2017 at 7:30pm seconded by Danforth. All members are in favor. Vote is unanimous. Meeting opens.

Planning Board Business/Updates:

PB Meeting Minutes:

Sorenson motions to accept PB Meeting Minutes of 10/3, 10/12 & 11/2, seconded by Danforth. All members are in favor. Vote is unanimous.

P.B. Peer Review:

Dandorth motions to appoint Groveland Water and Sewer as PB peer review agent for all plans using Groveland Water and Sewer, seconded by Chandler. All members are in favor. Vote is unanimous.

Billis Way:

Billis Way reopened under MGL Chapter 41, Section 81W. Motion to continue hearing to January 23, 2018.

Nichols Village Hearing:

Sorenson motions to open Nichols Village Hearing, seconded by Chandler. All members are in favor. Vote is unanimous.

Chandler reads legal notice ... Groveland PB will hold a public hearing at Groveland Town Hall on Tues December 5, 2017 @ 7:30 to consider the application Nichols Village Inc. to approve a modification to previously approved plan unit of development special Storm Water and Land Disturbance permit located on Nichols Way.

No objection to notice but references that the earlier meeting date listed there was no corium so they continued to this evening.

Richard Shean represents Nichols Village Al the architect, Steve the engineer and Floyd the contractor and Jared Bethany Homes Company. Richard states they are all present to make a presentation. Richard gives a brief history that 15 years ago looking for a special permit which was granted. Richard states nothing has change there are no off site improvement no new waivers and will comply with existing and some don't apply at all. Richard states the upgrade will include units and a wellness center and add another dining options. Sorenson states that reviews have been passed back and forth. Richard states they have an updated plan and GZA comments. PB and Richard will review peer review comments. Freer states he would like to see the responses to Peter but does want them to iron out issues prior. The entry circulation and they need a landscape design waiver. Richard states they will have a landscape but there is not currently a landscape architect on the team yet but it will be added to the project. Sorenson states they can put in a time waiver or that landscape must be approved prior to any work being completed. Sorenson states it is well maintained so can certainly be submitted at a later date.

Richard states #2 require and approve site values regarding making conditions worse or better he feels it will be the same, #5 issue proposed this exiting entrance area as designed there are too many variations of turning motions. He feels it needs more signage and a better direction of traffic flow. Freer states 94 units 4 trips a day? They are proposing to direct everyone around the loop so they do not have to drive under the canopy. This would create an alternate method for driving out other than the canopy. Sorenson states a classic New England rotary. Freer states they need to go to Groveland Water & Sewer for approval for sewers, states this was passed at the beginning of the meeting. Test pit information on the infiltration area, __ states there is intensive test pit information that has been completed by GSI did test pouring. #30 is the other

issue regarding confirming the facility will have a fire security system. Freer states typically the fire chief comes in at the end. There is a recommendation on Wood St. that people are cutting through the property around the gate.

Al from EG architects introduces himself to the PB. He states he was the original architect for the job. The property 1 Nichols Way is off of Main St. and borders Wood St. There are currently 94 units. Al states they are before the PB to propose a 21 unit addition bringing the total to 115. Al shows the plan to PB and audience. The addition is behind Nichols Village and all of the addition is 52,000 sq. ft. with open air covered parking. The design is pulling the road inward to not interfere with the ever green trees currently there. Al shows an overall floor plan. The existing building is 3 levels, you enter in the middle level. They are going to connect through the existing pool with a casual dining and pool. There will be a new pool and new auditorium holding 150-160. They are tying into the upper level as well. Al shows the elevation plan showing that it will match the current levels. Chandler asks are they one or two bedrooms. Al states there will be a mix of 1 bedroom, 1 bedroom plus den and 2 bedrooms. There is a max buildout plan that was originally submitted at 214 which was submitted May 18, 2001.

PB discusses future build out. Arakelian asks how many acres. Al states 94 acres.

Sorenson motions to continue hearing to January 23, 2018, seconded by Chandler. All members are in favor. Vote is unanimous.

Atwood Estates:

Sorenson motions to open continued hearing for Atwood Estates, seconded by Arakelian. All members are in favor. Vote is unanimous.

Freer states there are 17 comments that need to be reviewed. Bill Henry the PB engineer are present along with Phil Christiansen and Mike Sergi.

Bill states most comments rest with the PB.

Phil states they met with Board of Commissioner and that have asked for loop water. Phil states a major issue is regarding Storm Water. They have a disagreement on compliance of storm water management. The PB rules refer to State standards. Phil states under wet land protection ask and discharging into wetlands and in this case there are no wetlands so he doesn't think they apply to this subdivision.

PB reviews comment #2 on storm water. There is a back and forth between CSI ... they feel it is the protection of the applicant and the town to show compliance for the 10 standards for the storm water conservation act. Discussion of the storm water being adopted under the wetlands and not under sub-division act. Jim states they can write a report.

Phil suggested with no sidewalks in sub-division change at the cross sections from 3/8" to 1/4" per foot.

Discussions regarding max lot coverage being either 25 or 30. Freer states one and four wait until a later date.

Freer moving onto #5 side front Freer states okay with that.

#6 affordable housing 8 houses \$80,000.00.

Sub-division comments #2: Street addresses. Sorenson states they will receive those from the police department.

#8: Put up a 25 mile per hour sign. Condition based upon the highway department approval.

#15: About the street lights. Sorenson states Groveland Light probably requested one on each end.

#16: No sidewalks Chandler states the cross slope should change though. Flatten the road without the sidewalk. Freer states they would rather see a crown.

Waiver for landscape plan. Sorenson states they will still receive it but not until a later date.

Lot 4 driveway: Freer states there aren't sure where the driveway will be. Chandler states there is actually only one spot for the driveway because of the intersection. Sorenson states they need a waiver. Sorenson states PB will grant the waiver but request further review.

#28 PB is a go.

#29 proposing a road in a cut good practice to do under drains and CSI doesn't agree with that. Sorenson states this was done on Stonebridge. Arakelian states Stonebridge was bad material. PB go on waiver.

#1 on other comments speaks on fire truck access and they will coordinate that.

#2 on other comments is resolved.

Storm water was already discusses.

Water Shed near Murary Court and Harvard St. and typically you would break up the water sheds. Overall there is a reduction of the water flow. Sorenson states reduced flow onto Murray and Harvard.

#5 pertains to ponds. They will file a storm water management plan with a note on the plan that stating the maintenance of the storm water.

Sorenson motions to continue hearing until January 23, 2018, seconded by Arakelian. All members are in favor. Vote is unanimous.

21/23 Wood St.

The PB is presented with a revised plan of previous signed plan. Freer asks for exact address 21 & 23 Wood St. The PB is presented with a one sheet version of the 2 sheet version of the plan.

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

PB Invoices:

PB invoices to be paid ...

GZA \$4,080.00

CDG \$1,496.00

Eagle \$176.75

Cammett \$2,875.00

Cammett \$3,360.00

Sorenson motions to pay invoices, seconded by Areakelian. All members are in favor. Vote is unanimous.

Budget:

Freer states he requested \$10,000 more for planner.

Review Engineer:

Freer states he is contacting Nancy to find out who chooses the peer review ... the applicant or the PB?

Upcoming Meetings:

January 9, 2018

January 23, 2018

Adjournment:

Sorenson motions to adjourn at 9:30pm, seconded by Chandler. All members are in favor. Vote is unanimous. Meeting is adjourned