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TOWN OF GROVELAND
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Town of Groveland

Sub Division Rules & Regulations Hearing

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Meeting Minutes

Date: November 21, 2017

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

Members Absent: Bob Arakelian

Others Present:

Minutes Secretary: Amy Bedard (by tape & notes)

Freer motions to open the Sub Division Rules & Regulations Meeting of November 21, 2017.
Meeting opens at 7:40pm.

Freer returns green cards and reads legal notice

The Groveland PB will hold a public hearing on Tuesday, November 21, 2017 at 7:30pm in the main meeting room at the Groveland Town Hall, 181 Main St. Groveland, MA 01834, to hear proposed changes to the Groveland sub division rules and regulations governing the sub division of land in the Town of Groveland. The proposed changes would be the following sections of the rules and regulations. 4.3.9.3 Cul-de-sac road way. 4.9.3. Sidewalk 4.11.3 slopes and appendix detail a typical cul-de-sac drawing. Signed James Freer PB Chairman 10/31/17 & 11/7/17. Freer states both advertisements where in the Eagle Tribune.

Freer reviews changes....

Present regulation: 4.3.9.3 pavement width shall be as follows, major streets 30' minor streets 24'.

Proposed change: 4.3.9.3 pavement width shall be as follows, major streets and cul-de-sacs 30' minor streets 24'.

Freer states the problem was 24' on cul-de-sacs. Going to 30' paved because typical cul-de-sac has cobble stones which has been waived for a while so they want to increase the pavement from 24' to 30' so that trash trucks and fire trucks can get around.

Present regulation 4.9.3 sidewalks shall be constructed on both sides of the roadway. When sidewalks are deleted grass strips shall be put in place.

Proposed change: 4.9.3 sidewalks will be constructed on one side of the roadway in sub division of 10 or less homes and sidewalks will be on both sides of roadway in sub divisions of 11 or more homes. The PB may waive the requirement entirely but grass strips will be extended in their place. Sidewalks on both sides of the roadway in all planned unit developments.

Addition to present regulation 4.11.3 no slope below 3 to 1 is allowed.

Appendix Detail A showing a typical cul-de-sac drawing with 24' of pavement, cobble stone and landscaped island.

Proposed change Detail A showing 30' pavement with no cobble stone and detailed island with 1 tree, no branches below 6', bushes no higher than 3', boulders no higher than 3' and grass only around edge for 3', remaining footage in center should be mulched.

Freer asks if there are any questions.

No questions from PB or audience.

Freer calls for a vote.

Danforth motions to accept new Sub-Division Rules and Regulations, seconded by Chandler. All members are in favor. Vote is unanimous.

Adjournment:

Chandler motions to close hearing at 7:45pm, seconded by Danforth. All members are in favor. Vote is unanimous. Meeting is adjourned