

Town of Groveland
Planning Board
183 Main Street
Groveland, MA 01834



Brad Ligols, Chair
Walter Sorenson, Jr., Vice-Chair
Jim Bogiages
Robert Danforth
John Stokes, III
Dennis McNulty, Associate Member

NOTICE OF DECISION
INCLUSION OF AFFORDABLE HOUSING
SPECIAL PERMIT

PROPERTY: KING STREET & 106 KING STREET
ASSESSORS MAP 26 PARCEL 13 AND MAP 26 PARCEL 13F

PETITIONER: King Meadow Development LLC. c/o Kevin Cunniff, 211 Seven Star Road Groveland MA 01834
DATE: November 9, 2021
ADDRESS: 106 King Street Groveland, MA 01834
MEETING: November 9, 2021

TOWN OF GROVELAND
2021 NOV 10 AM 10:02
PAID
TAX COLLECTOR

YOU ARE HEREBY notified of the Decision of the Planning Board on the application made by King Meadow Development, LLC. (the "Applicant") for property located at 106 King Street Groveland Massachusetts, Assessor's Map 26 Parcel 13 and Map 26 Parcel 13F in Groveland, MA, located in the Residential 2 (R2) District (the "Property").

As set forth in the application filed with the Board and testimony, the Applicant sought a special permit per the Town of Groveland Zoning Bylaw Section 50-10.1 Inclusion of Affordable Housing for a nine (9) lot Definitive Subdivision Plan labeled King Meadow Farm- Katie Lane.

The Special Permit application was filed on October 15, 2021. The hearing was advertised in the Lawrence Eagle-Tribune on October 25, 2021 and November 1, 2021. All abutters were notified via Certified Mail Return Receipt. The Groveland Planning Board held public hearing on November 9, 2021 and the public hearing was closed on November 9, 2021.

The following members were present: Brad Ligols, Walter Sorenson, Robert Danforth, DJ McNulty and John Stokes III.

FINDINGS

The Applicant proposes to make a cash payment to the Local Housing Fund. The Local Housing fund is for the specific purpose of creating affordable housing, including use by the Groveland Housing Authority for the purchase of land or units, or the development of new or rehabilitation of existing dwelling units for affordable housing occupants.

The proposed Project, through the cash payment allowed under Section 50-10.1E (2,) will increase the supply of housing that is available and affordable to low-, moderate- and upper-moderate-income households and prevent the displacement of Groveland residents in compliance with MGL c. 40B, §§ 20 through 24 and various initiative programs developed by state, county and local government.

On the August 25, 2020 Planning Board meeting the Board found in favor of the proposed Preliminary Subdivision Plan and voted to allow the Applicant to file a definitive plan based on the findings associated with the preliminary plan and listed in the decision.


On September 20, 2021 the Planning Board approved the application for the Definitive Subdivision Plan labeled King Meadow Farm- Katie Lane and approved the associated Stormwater Management and Land Disturbance Permit with conditions.

DECISION


After the meeting on the above dates, and upon a motion by XXX, seconded by XX, the Planning Board APPROVES the Special Permit for affordable housing pursuant to Section 50-10.1.8 of the Zoning Bylaw and requires the Owner/ Applicant/Developer to pay \$80,000 as the affordable housing payment based upon the Department of Housing and Community Development that the affordable price for a for sale single family home equal to what is being proposed is calculated to be \$234,000.00 in Groveland. In accordance with Section 50-10.1.8 of the Zoning Bylaw, 50% of the difference between the affordable price and the market rate price (\$450,000) would be \$108,000. As a result, the bylaw provides that the payment will be 50% of the difference between the affordable price and market rate price or \$80,000 whichever is lower. The Owner shall abide by the schedule as depicted under Section 50-10.1 (F) 5.

The Applicant is hereby notified that should the Applicant disagree with this decision, the Applicant has the right under MGL c.40A Section 17, to appeal this decision within twenty days after the date this decision has been filed with the Town Clerk.

PLANNING BOARD



Brad Litgals, Chair



Walter Sorenson, Jr.

Jim Bogiages



Robert Danforth



John Stokes, III



Dennis McNulty, Associate Member

cc:

- Town Departments
- Applicant
- Abutters