



Town of Groveland
Economic Development
Planning & Conservation Department
Planning Board
183 Main Street
Groveland, MA 01834

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

Board/Committee Name: PLANNING BOARD
Date: TUESDAY, February 1, 2022
Time of Meeting: 7:00PM
Location: Town Hall, Main Meeting Room, 183 Main Street
Groveland, MA 01834

Present: Brad Ligols, John Stokes, DJ McNulty, Walter Sorenson

Absent: Jim Bogiages

Staff Present: Rebecca Oldham, Town Administrator; Annie Schindler, Environmental Program Coordinator/Town Planner, Robert Valentine, Fire Chief

Public Present: Kathy Chadwick, Ronda Ziner, Robert Lay, Joe Gill, Dusica Santos, Peter Ellison, Robert Danforth, Mike Maroney

APPROVED March 1, 2022
MOTION: Walter Sorenson made a motion to approve the February 1, 2022 meeting minutes. Jim Bogiages seconded the motion. The vote was 4-0, unanimous in favor.

Brad Ligols: The Planning Board meeting for Tuesday, February 1, 2022 was called to order at 7:10PM.

MEETING MINUTES: Approval of January 4, 2022 meeting minutes.

MOTION: Sorenson made a motion to approve the January 4, 2022 meeting minutes. McNulty seconded the motion. The vote was 4-0, unanimous in favor.

Whitestone Village: Use of Georgia Street for emergency access only.

Schindler: At the last meeting the Board motioned to send a letter requesting the management firm to attend this meeting to discuss the use of Georgia Street for emergency access only, and they are here tonight along with their board of trustees.

Kathy Chadwick, Board of Trustees: We empathize with the residents of Georgia Street, and agree that too much traffic enters Whitestone Village through that access point. I propose better signage, because what is there now is inadequate.

Sorenson: Are residents told about not being able to access Whitestone from Georgia Street when purchase their property?

Ronda Ziner, E.P. Management Corp.: The Welcome Package includes a memo explaining that Georgia St is not to be used and the decision is attached. It is also in the newsletter that goes out twice a year which is mailed, and it is normally noted at the yearly meeting but those have not happened in two years due to COVID19. We also sent out a special letter after we received the letter from the Board. We received comment back from residents that applications like Google Maps and Waze take you down Georgia St and we are not in control of that.

Sorenson: There should be larger signage with a brighter color, the one currently there is too hard to see. There should be one at the beginning of Georgia St and one leaving Whitestone. Have the residents of Georgia St noticed a decline since the letter went out?

Robert Lay, Georgia St: No I have not noticed a decrease in traffic, and I don't think a new sign is adequate. There are still trucks that go down the street, I think it is mostly guests of Whitestone who use Georgia St.

Ziner: Every person who has bought since 2013 knows not to access Whitestone through Georgia St, I agree it is probably guests.

Sorenson: If the signs don't work the next steps could be to impose a \$50 fee.



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Ligols: We should try the signs first to see what kind of effect they have, and residents should spread the word to their guests. Give it 6 weeks after the signs go up and we can revisit.

Ziner: In 2013 it was noted that the police do not have jurisdiction in this area.

McNulty: You could directly fine people and use a camera to identify who it is.

Stokes: I'm skeptical about the signs but I think that good steps have already been taken.

Lay: The issue is with communication and education that Georgia Street cannot be an access point for Whitestone Village.

Chadwick: We are allowed to exit Whitestone from Georgia Street.

Sorenson: We can ask the Highway Department to put out a traffic counter to see how many people are entering via Georgia St.

Chadwick: I walk around the development a lot and I have noticed that a lot of the cars driving around are deliveries which have increased due to COVID-19 and delivery drivers don't often pay attention to signs like that and it's hard to see.

McNulty: I agree that the sign is very difficult to see from School St. One possibility could be incremental fines.

Ligols: How would you fine delivery trucks like Amazon, UPS, etc.?

Sorenson: What about a gate?

Fire Chief Robert Valentine: I would oppose to a gate because of the configuration of the fire hydrants for Whitestone, the fire hydrant there serves 24 units and I need to be able to quickly and easily access it. It would have to be the very very last resort.

Ziner: The first annual meeting in two years will be in April and we will be sure to make a point of reiterating that Georgia St cannot be used as an entrance.

Lay: What will the time frame be on deciding whether or not the signs are working?

Ligols: After the annual meeting in April, around May 15th.

MOTION: Sorenson motions to have Whitestone put up a larger and more colorful sign on Georgia St, and having the Highway Superintendent look at it, as well as put out a memo to residents by April 15 where Ziner will share what was discussed at this meeting and explain that the next steps could be fines or a gate. Additionally, notices that are endorsed by residents acknowledging that they know not to enter via Georgia St. McNulty seconds. The vote was 4-0, unanimous in favor.

Pentucket Regional School: Site Plan Approval update and presentation of lighting plan.

Oldham: Robert Danforth, the Pentucket Facilities Manager, is here to present the lighting plan for the new football field at Pentucket Regional School. The Board has issued a waiver to site plan approvals, so West Newbury handles everything, we just asked for updates.

Robert Danforth, Pentucket Facilities Manager: Here are the plans for the lighting at the football field which will begin this fall (passes out information packets). The field will be where the middle school is now. There will be four poles with four sets of lights which will down lit, LED, and state of the art.

McNulty: Are the lights on timers?

Danforth: Yes, they are proposing to be able leave them on no later than 10 PM.

Ligols: Will the parking lot lights stay on all night?

Danforth: Yes, for safety purposes.

Ligols: Looks good, thank you for coming in!

MOTION: Sorenson motions to endorse the lighting plan for the new football field at the Pentucket Regional School. McNulty seconds. The vote was 4-0, unanimous in favor.



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Oakland Terrace: Discussion on subdivision completion drainage and emergency access concerns brought forward by residents.

Oldham: There have been concerns from the homeowners at Oakland Terrace regarding emergency access and drainage. TEC says there are still outstanding items that are probably effecting drainage.

Peter Ellison PE, TEC: Modifications to infiltration ponds need to be done as the infiltration drain was installed too high, and the infiltration pond closest to Salem St hasn't been built yet. As far as emergency access, a hammer head turn could be installed to allow for better fire truck access.

Chief Valentine: A hammer head turn could work. The contractor did the minimum to meet code to get within 50 feet of the back house by installing a hammer head turn half way down the drive. This plan was approved by the interim fire chief.

Sorenson: Can minor changes be done to improve this situation? Widen the roadway?

Ellison: I'm not sure what the roads are, but I can measure them. I know that both coats of pavement are down.

Chief Valentine: The requirements regarding driveway length, cul-de-sacs, etc. need to be modified so issues like this don't occur again.

Sorenson: We should hold a joint meeting with the concerned parties to see what can be modified.

Ellison: I can schedule that.

Duscia Santos, 2 Oakland Terrace: We have had drainage issued on our property. There is a flared end system in the middle of our yard with a large black pipe and large stones. Steve Dehullu (developer) said the plan was executed as the Town approved and they executed as such. Our yard is under water and grass wont grove in areas because the water wont drain.

Joseph Gill, 3 Oakland Terrace: Ms. Santos's yard drains into ours, we have never been able to use our backyard because of the severe water issues.

Ellison: We have asked the Dehullu's to dig out the infiltration pond and they have and it's working better now. The flared end system was supposed to drain into a wooded area which is now cleared, so it was never supposed to be in the middle of the yard. The houses were built well above grade, so it must be an unresolved grading issue.

Santos: We were told when we bought the property that it would be a full acre of cleared usable lot, change the grade would change that.

Ligols: We don't market lots; we only approve the plans.

Ellison: The wooded area was not supposed to be cut down on the original plans, but Dehullu's cut them by mistake and they argued that once the home owner buys the property they could've cut them down anyway.

Sorenson: We can't fix the drainage in the winter, but we can at least come up with a plan of action now.

Ellison: The drainage was installed too high so water goes over the road before it hits the drainage pipe.

Santos: Since we have moved in one of the infiltration ponds has always been full while one is dry.

Gill: Circling back to emergency access, there are pebbles along my driveway that are for drainage and I'm not sure if they are working, could that be paved over to widen the driveway?

Ligols: We are not engineers so we cannot provide you with those answers or any tangible advice, you need to consult an engineer. The road is a private one though.

Sorenson: A French drain could potentially help with the flared end system.

Ligols: If the calculations worked on paper, why aren't they working now?



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Ellison: The storm water basins aren't working, the flared end system was supposed to run into the woods, a French drain could be used to direct away from the Gills, but the French drain would be on private property, not within the drainage easement

Santos: But would the flared end system move?

Ligols: We aren't engineers; this is not something we can advise on.

Ellison: I also cannot come up with a design as I work for the Town but I can contact the designer.

Comprehensive Master Plan: Appoint Steering Committee

Oldham: This Steering Committee would assist with the creation of the Comprehensive Master Plan that is being done by Form + Place and Innes Design. It will most likely consist of one meeting a month. Michael Dempsey, Joe D'Amore, and Jason Naves would like to be appointed. Would anyone from the Planning Board like to be a part of the Committee?

Sorenson: I will. We should also reach out to the firm (now GM2) that worked on the previous Master Plan to see what information they have.

Stokes: I will.

MOTION: Ligols motions to appoint Walter Sorenson, John Stokes III, Michael Dempsey, Joe D'Amore, and Jason Naves to the Comprehensive Master Plan Steering Committee. The motion was seconded by McNulty. The motion was 4-0, unanimous in favor.

Town Planner Update

Schindler: Not much new within the last few weeks but a couple things to note. The residents at 22 and 26 Wood St have gone back to the drawing board and are looking at potentially doing a duplex instead. Received another call for an engineer regarding shifting a portion of a lot line. Also looking into and doing research into the MBTA Zoning changes, will update the Board with more information at a later meeting. Additionally, the contractor from 931 Salem St is present to informally discuss the current status of the project. They have still not met the conditions of the decision.

Mike Maroney, Contractor for 931 Salem St: We were unable to work for 7 months because of the special permit for the aquifer overlay district. We still don't have the guard rail complete, but we did install 9-inch curbing in that area instead, we also ran out of time to do the striping before it got cold, but don't believe we need it because it will just be the body shop open at first.

Ligols: I'd like to talk to Sam and see what unresolved items he has on his list.

Sorenson: Jersey barriers could be a temporary fix for the guardrail. February 15 is the next scheduled meeting, everything should be done by then, and that will be after you go to the Conservation Commission for the work done within the buffer zone.

No votes were taken on this matter.

ADJOURNMENT

MOTION: Ligols made a motion to adjourn the meeting. The motion was seconded by Sorenson. The vote was 4-0, unanimous in favor. Meeting adjourned at 9:27PM.

Respectfully submitted,

Annie Schindler, Environmental Program Coordinator & Town Planner



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- **MEETING MATERIALS:** Draft January 4, 2022 Planning Board Meeting Minutes; Musco Lighting Project Summary for the Pentucket Regional High School Football Field dated 11-17-2021; Musco Lighting Control System Summary for the Pentucket Regional High School Football Field dated 11-17-2021