

TOWN OF GROVELAND



2022 MAR 30 PM 12:05

CLERK
POSTED

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

Brad Ligols, Chair
Jim Bogiages
John Stokes III
Walter Sorenson
DJ McNulty, Associate Member

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

APPROVED March 29, 2022
MOTION: Brad Ligols made a motion to approve the March 1, 2022 meeting minutes. Jim Bogiages seconded the motion. The vote was 3-0, unanimous in favor.

Present: Brad Ligols, John Stokes III, Walter Sorenson, Jim Bogiages

Absent: DJ McNulty

Staff Present: Rebecca Oldham, Town Administrator; Annie Schindler, Environmental Program Coordinator/Town Planner, Sam Joslin via telephone

Public Present: Mike Maroney, Vincent Fiore, Michael Alesse, Richard Moulison, Kevin Cuniff, Meredith Issa

MOTION: Sorenson made a motion to opening the Planning Board meeting for Tuesday, March 1, 2022 at 7:07 PM. Bogiages seconded the motion. The vote was 4-0, all in favor.

MEETING MINUTES: Approval of February 1, 2022 meeting minutes.

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

106 KING STREET: Endorsement of plans.

MOTION: Sorenson made a motion to endorse the plans for the Definitive Subdivision Plan at 106 King Street. Stokes seconded the motion. Voted 4-0, unanimous in favor.

MOTION: Sorenson made a motion to endorse the Form F for the Definitive Subdivision Plan at 106 King Street. Bogiages seconded the motion. The vote was 4-0, unanimous in favor.

OAKLAND TERRACE: Scheduling of site visit with involved parties.

Schindler: TEC is available March 16th or March 17th, at 10 am both days, to conduct a site visit with the Planning Board, residents, and developers to discuss the drainage issues and what still needs to be completed on the project.

Board: We would like to go ahead with March 17th, 2022 at 10 am.

Schindler: Great I will let all parties know.

WHITESTONE VILLAGE: Discussion and decision on where to put signs.

Schindler: I have spoken to Renny about this and received this email from him;

“Good Afternoon Annie,

As I referenced in my conversation with you Signs that pertain to White stones private road should remain on private property, when you install signs on town property that maintenance and upkeep now becomes the Highway departments responsibility and the financial burden that goes along with it. The signage should remain on Private property and be their responsibility.



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All the best,

Renny Carroll
Highway Superintendent
Town of Groveland
183 Main Street
Groveland, MA 01834
978-556-7208"

Sorenson: I also spoke with Renny today and he was aware that the special permit said that Whitestone could put a sign on Georgia St. The sign should be 30 inches, bright yellow with black lettering, and Ronda should meet with Renny to discuss the specifics of the special permit. The sign could be placed on the nearby telephone pole, or can turn the street into a one-way street with an exemption.

Ligols: We should review the special permit, and also touch base with Ronda after they have their annual meeting where they will discuss the use of Georgia Street with their residents.

931 SALEM STREET: Discussion on modification of decision to allow for a temporary occupancy.

Schindler: Mike Maroney is here on behalf of the applicant as well as the contractor for this project. They would like to receive a temporary occupancy for just the auto body repair portion of this project, but the decision issued in 2017 states that no temporary occupancies will be given.

Bogiages: When could you be up and running by?

Maroney explains that the auto body repair shop could be open tomorrow, the gas station, convenience store, and donut shop would not open yet.

Joslin explains that temporary occupancies are good for 180 days, and then need to be renewed every 30 days after that. The Town wants to see that you are consistently making strides towards completion, and that the project gets completed.

Maroney: We have to complete landscaping this spring, but the tanks still need to be designed, approved and ordered, and they take up to six months to produce. Doors for the coolers for the convenience store are 40 weeks out, so things will take time.

Board: That is understandable, we would just like to see proof that the project is moving forward, even if it is just ordering things.

Ligols: The jersey barriers still need to be addressed, the decision calls for guardrails, the jersey barriers were supposed to be temporary.

Maroney: They are the same height as the guardrail, they are maintenance free, not a major change. And they are more expensive, they are the same ones the state uses on their construction areas.



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Sorenson: But it is still a change in the decision, so it should be brought to the board and get voted on as minor.

Bogiages: Bring a modification in before the Board in the spring and see what the Board says about modifying the plans, as the guardrail couldn't be installed now anyway because it is too cold.

MOTION: Sorenson made a motion to grant an insubstantial change to the decision to allow for a temporary occupancy for 180 days, and then every 30 days after that, per the Building Inspector, with progress reports. Bogiages seconded the motion. Voted 4-0, unanimous in favor.

TOWN PLANNER UPDATE

Schindler gives the Board an update on the work being done to comply with the new MBTA Zoning Legislation. Schindler and Joslin plan on presenting to the Select Board on March 14th. Schindler also gives an update on the Comprehensive Master Plan and says it is going well. Discussion on the Comprehensive Master Plan follows with the Board.

ADJOURNMENT

MOTION: Sorenson made a motion to adjourn the meeting. Bogiages seconded the motion, Voted 4-0, unanimous in favor.