



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

2022 APR 13 PM 3:34
TOWN CLERK
RECEIVED/POSTED

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

Board/Committee Name: PLANNING BOARD
Date: TUESDAY, March 29, 2022
Time of Meeting: 7:00PM
Location: Town Hall, Main Meeting Room, 183 Main Street
Groveland, MA 01834

APPROVED April 12, 2022
MOTION: Walter Sorenson made a motion to approve the March 29, 2022 meeting minutes. DJ McNulty seconded the motion. The vote was 4-0, unanimous in favor.

Present: Brad Ligols, John Stokes III, Jim Bogiages

Absent: DJ McNulty, Walter Sorenson

Staff Present: Annie Schindler, Environmental Program Coordinator/Town Planner, Sam Joslin, Building Inspector/Zoning Enforcer

Public Present: None

MOTION: Bogiages made a motion to opening the Planning Board meeting for Tuesday, March 29, 2022 at 7:05 PM. Stokes seconded the motion. The vote was 3-0, all in favor.

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

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

PUBLIC HEARING: 2022 ANNUAL TOWN MEETING ZONING ARTICLES: Pursuant to M.G.L. Ch.40A, Section 5 to consider amendments and additions to the Zoning Bylaw as follows: 1) Amend Section 50-2.1: Add "Caretaker's Unit" to the Terms Defined. 2) Amend Section 50-4.5: Add "Caretaker's Unit" to the Table of Uses.

Sam Joslin: The reason for this proposed zoning change is because a few businesses in town have asked for Caretaker's units in their lots to take of the businesses, add to the security of the lot, provide some income. It would also provide additional tax income for the town. The dimensions would mirror what they are for the accessory dwelling units that are allowed in town. This would only be applicable to the industrial, business, and limited business zoning district.

Ligols: It would be limited to 900 sqft?

Joslin: 900 sqft of livable space, which does not include bathrooms, washer & dryer space, etc.

Stokes: Do you have an exact number of businesses that have showed interest?

Joslin: No but I can think of a few, and some businesses in town already have them and are grandfathered in. This proposed change is more housekeeping and for fairness, as something similar is allowed in the residential zones.

Stokes: I'm not convinced this is something the town needs.

MOTION: Bogiages made a motion to favorable recommend the proposed zoning change. Ligols seconded the motion. The vote was 2-1, failed due to lack of members present.

WHITESTONE VILLAGE: Approval of sign design.

Schindler: Both Renny (Highway Superintendent) and I spoke with Ronda last week and it was decided that the sign will be 30 inches, yellow, with black writing that states "NO ACCESS TO WHITESTONE VILLAGE". The sign will be placed on the right hand side of Georgia St.

Whitestone Village has also added a number of signs on their property telling residents they are not to access via Georgia St. I also received a call from a resident of Whitestone Village asking



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about a letter their received from the management company saying they could not access via Georgia St.

BOARD: We agree with the wording and placement; it sounds like the management company is doing what we asked.

TOWN PLANNER UPDATE

Schindler says that she and Sam Joslin gave the Board of Selectmen a presentation on the MBTA Zoning Legislation and are continuing to work on what this legislation will mean for the Town. Schindler also provides an update on the Comprehensive Master Plan Steering Committee, says that surveys should be coming out soon.

ADJOURNMENT

MOTION: Ligols made a motion to adjourn the meeting at 7:59. Bogiages seconded the motion, Voted 3-0, unanimous in favor.