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Town of Groveland  
Planning Board  
Meeting Minutes

TOWN OF GROVELAND  
2018 OCT -1 PM 4:57  
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Date: July 24, 2018

Members Present: Jim Freer, Bob Arakelian, Lisa Chandler, Bob Danforth

Members Absent: Walter Sorenson

Others Present: James Ogden, Bill Holt, Jared Stewart, Woody Cammett, John Hargraves, Tony George

Minutes Secretary: Amy Bedard (by notes & tape)

Chandler motions to open the Planning Board Meeting of July 24, 2018 at 7:32pm seconded by Arakelian. All members are in favor. Vote is unanimous. Meeting opens.

Planning Board Business/Updates:

Approve PB Meeting Invoice:

Chandler motions to approve invoice from Amy Bedard for \$225.00, seconded by Arakelian. All members are in favor. Vote is unanimous.

Approve PB Meeting Minutes:

Chandler motions to accepts PB Meeting Minutes for 6/16/2018 with changes, seconded by Arakelian. All members are in favor. Vote is unanimous.

Groveland Fairway: (Arakelian leaves meeting)

Freer states the PB will release the remaining surety in the amount of \$28,827.00 for Groveland Fairways.

Freer states they will need to sign out of meeting because the form G says \$141,635.00.

Chandler motions to approve the release of \$28,827.00, seconded by Danforth. All members are in favor. Vote is unanimous.

1 Wood St/ANR:

Freer states before the PB is an ANR plan for 1 Wood St. Jim Ogden states there was a 65,000 sq. ft. lot on the corner that the owner is looking to split in half. There is an existing dwelling 1 Wood St. and he is looking to propose a new dwelling on Seven Star. PB reviews the plan. Jim Ogden states there is an existing barn that will be on the new lot but unsure if it will remain. Total frontage on Wood St. is 200 and the new lot 150 on Seven Star Rd.

Danforth motions to accept ANR off of Seven Star Rd, Lot 64B, seconded by Arakelian. All members are in favor. Vote is unanimous.

38/40 Wood St. /Lot Line Adjustment:

PB reviews updated Mylar.

Chandler motions to sign new Mylar, seconded by Danforth. All members are in favor. Vote is unanimous.

Homestead Lane / As Built Review:

Woody states Homestead reviews are done and they have yet to receive any changes to the drawings. Woody's suggestions on both of them is that the consultants and developers go through the check list. Then the questions they have they can highlighted and then have a meeting, aka work secession, with 2 members of the PB and come back to the PB for the final result. Freer asks how long will this take? Woody states it will depend on how long it takes to get everyone together.

Arakelian motions to allow two PB members to meet on the plan issue changes in work session only, seconded by Chandler. All members are in favor. Vote is unanimous.

#### Sunset Circle / As Built Review:

Woody states the road does not have a crown, the bounds are off, and there is still no resolve to the slope on the right side. Woody states the abutter never granted the easement that the developer stated he would. Woody states Freer stated in a phone call that John Hargrave was going to present another solution but Woody has yet to see it. Woody states the top coat is the worse he has seen in 20 years. Freer states he knows they have drainage problems he has done a rip test up there and results weren't great. The reserve has been completed for the lots. Discussions of how they could possibly fix the problem. Freer states the rip rap is in drainage outlet. Freer states he was there today and people are complaining about the island. Freer states they need to clean up the banking next to Tony George's property. Freer shows Tony the document and asks if he signed it he stated his wife signed it but she is no longer alive so the document isn't valid. Freer states what John has suggested is a grass carpet at the slope that it is at. Tony states there are boulders and trash on the property. Freer states they can clean that up. Freer possibly bring the banking further out. Tony states they can meet the slope requirement if they put a wall in but they don't want to put in the wall because of the expense. Tony asks about fence and if it can be vinyl and how can two block high hold it. Freer states that the wood chips on the slope haven't moved which means it is stabilized. Discussions regarding installing a fence and how two blocks high will help anything. Freer states they are interlocking blocks. Woody states he will revise the plan. Woody states highlight questions, sub-committee review then come to PB for final review. Tony requests them to draw it up and show him prior to him approving it.

Chandler motions to allow two PB members to meet on the plan issue changes in work session only, seconded by Danforth. All members are in favor. Vote is unanimous.

#### Adjournment:

Chandler motions to adjourn at 9:10pm, seconded by Danforth. All members are in favor. Vote is unanimous.