



Town of Groveland Planning Board

183 Main Street
Groveland, MA 01834

APPROVED
February 5, 2019

MOTION: Walter Sorenson made a motion to approve the January 22, 2019 meeting minutes. Robert Arakelian seconded the motion. The vote was 5-0, unanimous in favor.

Board/Committee Name: PLANNING BOARD
Date: TUESDAY, JANUARY 22, 2019
Time of Meeting: 7:30PM
Location: TOWN HALL (Board of Selectmen Conference Room)

Present: James Freer, Walter Sorenson, Robert Arakelian

Absent: Lisa Chandler, Robert Danforth

Staff Present: Rebecca Oldham

Public Members: See attached

J. Freer, Chairman: The Planning Board meeting for Tuesday, January 22, 2019 was called to order at 7:33PM.

MINUTES APPROVAL

MOTION: Walter Sorenson made a motion to approve the January 8, 2019 meeting minutes. Robert Arakelian seconded the motion. The vote was 3-0, unanimous in favor.

PUBLIC HEARINGS

CONTINUED: Nelson Street (Assessor Map 47 Lot 32A), Brad Ligols: *Application for Aquifer Protection Overlay District Special Permit under Section 6.2 of the Town of Groveland Zoning Bylaw. Application for Site Plan Approval under Section 13 of the Town of Groveland Zoning Bylaw. Application for Stormwater Management and Land Disturbance Permit under Article 14 of the Town of Groveland Bylaw to construct a self-storage facility consisting of two buildings at 4,620SF with associated parking and stormwater infrastructure. The site is located in the Industrial (I) Zoning District. The proposed project is located at Nelson Street Groveland, MA 01834 (Assessors Map 47, Parcel 32A).*

MOTION: Walter Sorenson made a motion to open the Continued Public Hearing for Nelson Street (Assessor Map 47 Lot 32A) for Aquifer Protection Overlay District Special Permit, Site Plan Approval and Stormwater Management and Land Disturbance Permit. Robert Arakelian seconded the motion. The vote was 3-0, unanimous in favor.

Ian MacKinnon, Project Engineer for the Applicant: We have put together a formal waiver request. We are asking for a waiver of Section 9.3.8 requiring a minimum aisle width in all parking lots shall be 24 feet, we are proposing 22'. Additionally, we are requesting a waiver from Section 6.2.8.3 requiring all new stormwater shall be directed to oil, grease, and sediment traps prior to infiltration to the groundwater. We believe that due to the design and prohibition of hazardous materials on site this requirement is not needed.

Peter Ellison, Board Peer Review Engineer: Other than the waivers Ian has mentioned the only other concern was the construction of the proposed retaining wall, which reaches heights of about 15-feet. Based on a discussion with the Applicant's Engineer, a temporary construction easement will be explored with the abutting private land owner to the west. TEC recommends that the Board include this temporary easement as a condition of approval. If the temporary easement is not obtained, the Applicant will likely need to use temporary sheeting or a comparable construction practice in order to build the retaining wall.

Town Planner: We are in the middle of scheduling a meeting with the neighboring abutter, the Applicant and Town Staff in order to address some of the concerns raised at the first meeting. We were

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TOWN CLERK



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unable to meet prior to this meeting. I anticipate we will be able to draft a decision on this matter and vote at a meeting in February.

PUBLIC COMMENT - NONE

MOTION: Walter Soresnon made a motion to CONTINUE the Public Hearing for Nelson Street (Assessor Map 47 Lot 32A) for Aquifer Protection Overlay District Special Permit, Site Plan Approval and Stormwater Management and Land Disturbance Permit to February 5, 2019. Robert Arakelian seconded the motion. The vote was 3-0, unanimous in favor.

CONTINUED: 180 Center Street, Thad Berry on behalf of Thomas Zarrella: Application for Aquifer Protection Overlay District Special Permit under Section 6.2 of the Town of Groveland Zoning Bylaw. Application for Site Plan Approval under Section 13 of the Town of Groveland Zoning Bylaw. Application for Stormwater Management and Land Disturbance Permit under Article 14 of the Town of Groveland Bylaw to construct a new access driveway, barn addition with a new caretaker's residence, new stables and septic system. The site is located in the Industrial (I) Zoning District. The proposed project is located at 180R Center Street Groveland, MA 01834 (Assessors Map 41, Parcel 41).

MOTION: Walter Sorenson made a motion to open the Continued Public Hearing for 180 Center Street for Aquifer Protection Overlay District Special Permit, Site Plan Approval and Stormwater Management and Land Disturbance Permit. Robert Arakelian seconded the motion. The vote was 3-0, unanimous in favor.

Thad Berry, Project Engineer for the Applicant: This project is largely a Conservation project and therefore a lot of the design impacts are going to come from the meetings with the Conservation Commission. As we go through this process with Conservation we request that we continue with the Planning Board so that we can finalize a design before review.

PUBLIC COMMENT – NONE

W. Sorenson: We will sign the continuance for April 30, 2019 but anticipate you will be before the Board at the meeting in February.

MOTION: Walter Sorenson made a motion to CONTINUE the Public Hearing for 180 Center Street for Aquifer Protection Overlay District Special Permit, Site Plan Approval and Stormwater Management and Land Disturbance Permit to February 19, 2019. Robert Arakelian seconded the motion. The vote was 3-0, unanimous in favor.

APPLICATIONS FOR REVIEW

Salem Street, William Holt on behalf of Dehullu Homes: Application for a Definitive Subdivision.
Bill Holt: We have not yet finalized plans and will submit at the next meeting on February 5th.

32, 36 & 40 Benjamin Street (Map 46 Lot 18), William Holt on behalf of Dehullu Homes: ANR Application.

MOTION: Walter Sorenson made a motion to approve and endorse the FORM A for 32, 36 & 40 Benjamin Street (Map 46 Lot 18). Robert Arakelian seconded the motion. The vote was 3-0, unanimous in favor.

MOTION: Walter Sorenson made a motion to waive the lot line adjustment fee of \$50 and to require a full \$1,000 fee, \$500 for each new lot for 32, 36 & 40 Benjamin Street (Map 46 Lot 18). Robert Arakelian seconded the motion. The vote was 3-0, unanimous in favor.

19-21 Wood Street (Map 8, Lot 7 Map 8, Lot 5-1, Map 8 Lot 5-2), Jay Ogden: ANR Application.



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MOTION: Walter Sorenson made a motion to approve and endorse the FORM A for 19-21 Wood Street (Map 8, Lot 7 Map 8, Lot 5-1, Map 8 Lot 5-2). Robert Arakelian seconded the motion. The vote was 3-0, unanimous in favor.

OLD BUSINESS

301 Main Street, Zong Yang: *Application for Site Plan Review under Section 13 of the Town of Groveland Zoning Bylaw to utilize the site for Retail-Small, as identified in the Groveland Zoning Bylaw in Section 4.5 Table of Uses. The site is located in the Business (B) Zoning Districts. The proposed project is located at 301 Main Street Groveland, MA 01834 (Assessors Map 10, Parcel 001).* Would like to address the Board about the project and show some photos taken.

W. Sorenson: We continued this public hearing until February 5th because no peer review firm had been selected. We motioned for the meeting to continue to the February 5th meeting so a firm could be selected and have time to review the plan. We cannot open the hearing until then. Let's try and get a peer review selected sooner rather than later and discuss on the 5th.

TOWN PLANNER'S REPORT

Town Planner: I wanted to ask for some guidance from the Planning Board. In drafting the upcoming decisions, I did not see a permit lapse time for the Stormwater Management and Land Disturbance Permit. The Aquifer Protection is a special permit and will lapse after three years unless substantial construction has begun and Site Plan Approval will lapse after one year per the zoning bylaw. Should we state the Stormwater Permit would lapse in three years in line with the Special Permit?

BOARD: Discussed having the Stormwater Management and Land Disturbance permit lapse in three years in line with the time frame for a special permit. Agreed this approach will provide consistency for those applications that require multiple filings.

J. Freer: We have a lot of inconsistencies in our regulations.

Town Planner: Yes, since the Stormwater Permit is in the General Bylaw there are also some conflicts with definitions. I have been trying to flag them as we go along so we can make the appropriate changes. I am also hoping to utilize a platform called eCode 360 and work with the Building Commissioner and the ZBA to get our bylaws codified in an online format that we can then track changes, etc.

J. Freer: Along those lines, we need to get the Affordable Housing bylaw completed. We sent that to Town Counsel for review months ago and we have still not heard back.

W. Sorenson: We should consult with whoever puts together the contract for Town Counsel and mandate that they respond within 30 days. This is a problem I have personally had with them for many years and it needs to stop. The amount of tax payer dollars that are spent on legal fees in this Town is too high.

BOARD: Discussed the inclusionary bylaw and the need to add units in perpetuity. Discussed the review authority of the Planning Board as the board with the "proper expertise" to evaluate all planning matters.

ADJOURNMENT

MOTION: Walter Sorenson made a motion to adjourn the meeting. The motion was seconded by Robert Arakelian. The vote was 3-0, unanimous in favor. Meeting adjourned at 9PM.

Name

Ian Mackinnon

John A. Christopher

Brad Lisle

Zong Yang

Peter Ellison, TEL, Inc.

Heather Sopp

Michael Tardy

William Holt

Jay Ogden

Address

85 Portsmouth Ave, Stratham, NH

7 Essex Green Dr #5 Beverly, MA.

16 Edgewood Lane

301 Main St. Groveland, MA

146 Dascomb Rd Andover MA

3 Nelson St, Groveland, M

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BENJAMIN & WOOD ST

21 Wood St