



TOWN OF GROVELAND

2020 FEB 19 PM 1:00

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**TOWN OF GROVELAND
MASSACHUSETTS 01834**

BOARD: Conservation Commission
TOPIC: Monthly Meeting
MEETING DATE: December 11, 2019
MEETING PLACE: Town Hall Meeting Room
TIME: 7:00 P.M.
MEMBERS PRESENT: M. Dempsey, F. O'Connor, J. Gebauer, W. Formosi,
T. Schaefer, S. Bartelt
MEMBERS ABSENT: T. Grim
CONSERVATION AGENT: R. Decie
GUESTS: None

Dempsey motioned to open the meeting at 7:08 p.m. Gebauer seconds the motion. Voted: 5-0.

Minutes-Schaefer motioned to accept October 9 minutes. O'Connor seconds. Voted: 5-0.
November 13, 2019 minutes. 895 Salem St.-Flag 9A dated 10/29/19 from Peer Review. Sewall
St. we need to add in date.
Gebauer motioned to amend November 13 minutes as amended. Bartelt seconds. Voted: 4-0.
Schaefer abstains.

2020 CPA Project

Lucille's Cottage- Design and Plan- This is a historic space up at Veasey Park and before it falls
to the ground we are looking into a plan to renovate. There is a 2 phase project to design and
plan to fix this space. This building will be used for building space and to be rented out to non-
profit groups.

Dempsey put for this as a motion to be placed on the 2020 CPA Project. At this time it was
tabled.

Fy2021 Budget

E-code will be added which is \$321.00 and a cost of living increase is 3%.

Open Discussion

Land Donation- Gebauer sent in for title but did not receive it back.
The land located 7 Star Road is Lot 13-14A (~ 2 acres). The lot is located across the street from
13-3A and abuts 13-14 (11 Acres). The lot is completely covered by wetlands and is not
commercially valuable.

Dempsey got an inquiry on another piece of property.

245 Center Street-NOI, GNOI

Dempsey motions to open hearing. Gebauer seconds. Voted: 5-0.

This was continued from November.

On November 23, 2019, there was a site visit and they owners of the property were present to confirm the wetlands and see where the building would go outside the wetlands. No comments from the Planning Board have not been received and we are still waiting for comment regarding the septic system. Heather Koslowski said she has the comments from the Planning Board and she will give them to Rosemary Decie.

Dempsey made a motion to continue to January 8, 2020. Gebauer seconds. Voted: 5-0.

A site visit was requested by the applicant, (Andy Klosowki)

Andrew Plummer (10 Pheasant Lane) expressed concerns to the Commission in a letter dated Nov. 11, 2019.

John Kulungian (146 King Street) informed the Commission that the Planning Board has a site walk scheduled for Sat Nov. 16th.

Conservation Commission agreed to a site visit on Sat, Nov. 23rd at 9:00 AM.

Motion: Gebauer motioned to continue the hearing on 245 Center St to the Dec 11 meeting. Dempsey seconded the motion. Voted: 4-0. Approved

895 Salem St RDA/GRDA-

At the November meeting, A Habitat Peer Reviewer would write up under permit letter and GRDA the report and confirmed the wetland line.

Chip Nilan representing the applicant said there are 2 RDA's. There were a number of wetlands. Nilan said there is not a need to have the RDA. They would like to withdraw their RDA because the wetland line has been defined. They would like to build outside the wetlands.

Dempsey would like to consult Town Counsel regarding the positive determination. Dempsey motioned to close 895 Salem St and issue a positive determination under the bylaws but then withdrew his motion. The applicant does not want to continuance since they are withdrawing. Gebauer said in light of the applicant he motioned to continue the discussion for the purpose to obtain input. Does the commission have the jurisdiction on this project? Schaefer second the motion. Voted: 5-0.

Pentucket High School Project

Brad Dourin came in and spoke to the commission with an update. The wetlands have been flagged on both Groveland and West Newbury's properties. A presentation of the wetlands on the property was given regarding the erosion controls.

Dempsey motioned to continue to January 8, 2020. Schaefer seconds. Voted: 5-0.

188 Main St-GRDA

An 8 bedroom ranch home is being proposed to be built for brain injured people. The building inspector said it was not commercial. The plan details what is required regarding erosion controls. It will be on sewage and a sprinkler system will be put in.

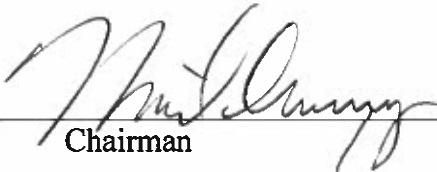
Dempsey made a motion for negative determination (no impact) for 188 Main St. and a permit letter will be issued.

Gebauer seconds the motion. Voted: 5-0.

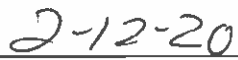
The contractor wants to put in a parking lot first so he will want a waiver. He will be in contact with the commission regarding the timeframe. He will be getting a letter from the building inspector regarding.

Wood Street- Jay Ogden would like to make a land donation. The plan need to be brought to the town and then the conservation commission.

Schaefer motioned to close the meeting at 8:53 p.m. Gebauer seconds. Voted: 5-0.



Chairman



Date