



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

Brad Ligols, Chair
Walter Sorenson, Vice-Chair
John Stokes III
Jim Bogiages
DJ McNulty
Chris Goodwin, Associate

Board/Committee Name: PLANNING BOARD
Date: TUESDAY, July 12, 2022
Time of Meeting: 7:00PM
Location: Town Hall Meeting Room, 183 Main Street
Groveland, MA 01834

APPROVED September 20, 2022
MOTION: Sorenson made a motion to approve the July 12, 2022 meeting minutes. Goodwin seconds the motion. The vote was 4-0, unanimous in favor.

Present: Brad Ligols, John Stokes III, Chris Goodwin, Walter Sorenson

Absent: Jim Bogiages, DJ McNulty

Staff Present: Annie Schindler, Town Planner & Conservation Agent

Public Present: Colin Stokes (Water & Sewer Superintendent), Chief Bob Valentine, Jill Schafer (T-Mobil Representative)

Note: Minutes are not taken verbatim.

MOTION: Sorenson made a motion to opening the Planning Board meeting for Tuesday, July 12, 2022 at 7:00 PM. Stokes III seconded the motion. The vote was 4-0, unanimous in favor.

Ligols: I'd like to welcome Chris Goodwin to the Planning Board as our new member.

183R MAIN ST: Continued discussion of carriers not following their decision or local bylaws.

Schafer: Hi I'm Jill Schafer, representing T Mobil tonight. My generator expert is not here today but I sent ahead information on the generators for the Board to review.

Ligols: Wally and I were here when this was originally permitted.

Sorenson: When we originally permitted the SBA the concern was the diesel as well. Who had the oversight on putting this generator in?

Schafer: I would say the oversight is on SBA.

Sorenson: Simple, get the generator out and put the natural gas in.

Stokes III: There is still a containment issue.

Goodwin: This response plan seems lacking, lots of holes.

C. Stokes: There is natural gas that goes down there

Schafer: We think that this generator is safe.

Sorenson: This is inexcusable there shouldn't be a question as to whether or not the generator can be moved. They shouldn't try to sneak this by with a modification.

Schafer: Would propane work? It is in the decision.

Ligols: If it is in the decision that is fine, as long as it is in line with all that the fire department requires.

Schindler: To clarify, where are we going with this?

BOARD: T Mobil will either be switching to propane or natural gas.

ROADWAY LENGTH: Continued discussion of clarification of roadway length requirements for subdivisions.

Schindler: This was brought to my attention by a resident who was concerned over the fact the Planning Board has not been consistent with the roadway length for subdivisions. I would like to Board to review how it chooses to measure roadway length of dead-end subdivisions.

TOWN OF GROVELAND
2022 SEP 28 PM 2:31
TOWN CLERK
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Sorenson: I was on the Board when this came into play, it was done because there were projects that had very long dead end streets which are not safe.

Ligols: I don't see an issue granting a waiver on this if we get a benefit, like the 12-inch water main on 106 King St.

BOARD: Lets add diagram to the bylaws to try to keep it simple for future developments.

MOTION: Sorenson motions to continue the conversation regarding roadway length to the next meeting. Stokes III seconded the motion. The vote was 4-0, unanimous in favor.

931 SALEM ST: Board of Selectmen decision to allow for increase in cars for sale on lot with not enough parking spaces.

Schindler: The applicant asked the Board of Selectmen to increase the amount of used cars for sale that they can display from four to six. Sam Joslin (Zoning Enforcement Officer) and I reviewed their parking plan and based on our opinions, the site is two parking spaces short of what zoning requires. I put this in a letter from Sam and I to the BOS with all of the specifics, but the BOS still approved the increase in display cars.

Ligols: Caution that there will be construction there for the pump which will make the parking even more tight.

BOARD: Discussion of size of site and uses.

MOTION: Sorenson made a motion to approve the BOS allowance for the 2 spaces on a temporary basis and revisit it when they owner comes back in the for pumps with letters to the BOS and owner. Goodwin seconded the motion. Voted 4-0, unanimous in favor.

CORRESPONDENCE: Letter forwarded by Selectman Naves to Planning Board regarding gas stations.

BOARD: Acknowledges the correspondence into the record.

MEETING MINUTES: Approval of June 21, 2022 meeting minutes.

MOTION: Sorenson made the motion to approve the June 21, 2022 meeting minutes. Goodwin seconded the motion. Voted 4-0, unanimous in favor.

ROrganization of the Board

MOTION: Sorenson made a motion to appoint Brad Ligols as the Chair of the Planning Board. Goodwin seconded the motion. Voted 4-0, unanimous in favor.

MOTION: Goodwin made a motion to appoint Walter Sorenson as Vice Chair of the Planning Board. Ligols seconded the motion. Voted 4-0, unanimous in favor.

TOWN PLANNER UPDATE

Schindler: We have continued to work on the Comprehensive Master Plan. We had a Steering Committee meeting last night and both John and Chris were present, so I will let them give the update.

Stokes III: It was a good meeting, we walked through the results from the survey, workshops, and social media comments. We are definitely beginning to see some consistent themes emerge. Another survey will be coming out within the next few months and the consultants are working on the draft plan now.

Sorenson: Have the consultants looked at the draft Master Plan that was begun 20 years ago.

Schindler: Yes, I have shared that information with them.



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Schindler: Another exciting update is that the Economic Development, Planning, and Conservation Department will be partnering with the Water & Sewer Department to provide 40 free rain barrels to residents on a first come, first serve basis. I will be sharing more information on this as details become solidified. Additionally, 154 Center Street has been sold to a new owner and they anticipate applying with the Board.

OTHER ITEMS NOT REASONABLE ANTICIPATED AT TIME OF POSTING

ADJOURNMENT

MOTION: Sorenson made a motion to adjourn the meeting at 8:05 PM. Goodwin seconded the motion, Voted 4-0, unanimous in favor.

Meeting Materials: July 12, 2022 Agenda, MOD Site Plan Approval 185 Main St January 8, 2022, Email from Tom Cusick re generator at 185 Main St January 7, 2019, Excerpt of Aquifer Overlay District Bylaw, 5 pages of generator information, Letter to BOS re 931 Salem St Parking Violation, 931 Salem St Parking Plan, Correspondence from Joe Reidy re Gas Stations, June 21, 2022 Draft Minutes.