



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

TOWN OF GROVELAND
2022 JUL 18 PM 12:04
TOWN CLERK
RECEIVED/POSTED
Brad Ligols, Chair
Jim Bogiages
John Stokes III
Walter Sorenson
DJ McNulty
Chris Goodwin, Associate

Board/Committee Name: PLANNING BOARD
Date: TUESDAY, June 21, 2022
Time of Meeting: 7:00PM
Location: Public Safety Meeting Room, 181 Main Street
Groveland, MA 01834

APPROVED July 12, 2022
MOTION: Sorenson made a motion to approve the June 21, 2022 meeting minutes. Goodwin seconded the motion. The vote was 4-0, unanimous in favor.

Present: DJ McNulty, John Stokes III, Chris Goodwin

Absent: Brad Ligols, Walter Sorenson, Jim Bogiages

Staff Present: Annie Schindler, Town Planner & Conservation Agent

Public Present: Jeffrey Hofmann (Millennium Engineering), Dena & Steve Dehullu (Oakland Terrace & Benjamin St Ext), Jill Schafer & Joseph Rollins (T-Mobil)

Note: Minutes are not taken verbatim. Due to the absence of the Chair and Vice-Chair, John Stokes III lead the meeting.

MOTION: McNulty made a motion to opening the Planning Board meeting for Tuesday, June 21, 2022 at 7:00 PM. Goodwin seconded the motion. The vote was 3-0, unanimous in favor.

0 Center St: ANR

Hofmann: Proposing a 3 lot ANR, we've met the criteria for both Towns. West Newbury is holding off endorsing the plan until Groveland approves the frontage and lot line that are in Groveland, they also added the note that their endorsement is only on the third lot because the other two are fully in Groveland.

McNulty: There are a lot of wetlands on the second lot.

Hofmann: They are aware that they would have to go through the Conservation Commission.

MOTION: McNulty makes a motion to accept the ANR for 0 Center St. Goodwin seconded the motion. The vote was 3-0, unanimous in favor.

OAKLAND TERRACE: Update on drainage issues and completion of project.

Schindler: The Dehullus sent TEC revised drainage plans which TEC approved, but when TEC did their regular site visits, they noticed that what was done to 3 Oakland was not what was approved.

Steve: (Hands out a plan with the drainage that was done and a letter from the homeowner saying they are happy with the work) In the field we thought what we ended up doing would be a better solution to the drainage issue, and the homeowner was involved in the conversation. As far as the completion of the project, they are hoping in the next few weeks they will have the final coat of hot top done as well as the remaining detention pond out front.

McNulty: How is 2 Oakland Terrace?

Steve: The plans didn't change, there was some erosion which we will fix. Will make sure they're happy.

BENJAMIN STREET EXT: Discussion of retention pond and invasive species.

Schindler: For some background – TEC has been noting on their reports that the retention pond on the site has had an invasive knotweed issue since last summer and their notes states that a building permit should be held until the issues has been evaluated by an invasive professional. The Conservation Commission is



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also concerned about the spread of the knotweed into Johnsons Pond. I believe it will be easiest to solve this issue if one board is handling it, rather than two.

Steve: We've been trying to manage the situation by repeatedly cutting down the knotweed and battling it but, but we will most likely have to use some form of chemical to fully eradicate it.

MOTION: McNulty motions to allow the Conservation Commission to take ownership for the invasive knotweed issue. Goodwin seconds. 3-0.

183R MAIN STREET: Discussion regarding installed generators.

Schindler: About a month ago someone from T Mobil reached out regarding the decision that was issued in 2019 by the Planning Board for site plan approval. In that decision it stated that the Water & Sewer Department wanted the generator hooked up to natural gas due to the proximity to the well and being in the aquifer overlay district. This issue came to light as T Mobil went to pull an electric permit and their decision had not been recorded at the Registry, and it was also noted that a natural gas generator was supposed to be installed.

Shafer: We weren't the law firm that originally handled this. This was an oversight. We have an expert here to discuss the generator as well.

Rollins: *Describes the generator used, materials passed around* The current generator does meet all of the bylaw specs. Storage capacity is 240 gallons. Somewhat regular testing does take place every 6 months for about 15 minutes.

McNulty: How would the system know there was a spill?

Rollins: There are two sensors that would alert T Mobil.

Stokes III: Is it sitting on an impervious surface?

Rollins: Yes, it's sitting on an impervious cement pad.

Schafer: The cost to tie into natural gas would be very costly. There have only been diesel generators on this site.

Goodwin: Do we have a statement from T Mobil why this happened?

Schafer: It was an oversight; this was never recorded. They went to try to pull a permit for electrical work and discovered this issue.

Rollins: From T Mobil's, perspective it's not like we're storing tubs of diesel. It's all potentially hazardous.

McNulty: I see what you mean, but it would a very different case if there was a natural gas leak near our wells than a diesel spill.

Rollins: The tower company who leases the company did the permitting work.

Goodwin: I would disagree that it's not being stored, it's only be used for 15 minutes a year, otherwise it's just sitting there. How long would the response time would be to get to the system?

Rollins: The closest person would come and call the fire department.

Goodwin: So there's a technician is stationed to this area for 24/7 monitoring?

Rollins: Yes, they would most likely be there in 30 minutes.

McNulty: How often is on-site monitoring?

Rollins: About every 6 months. These units really don't have many problems.

Schafer: We would also pull the proper permits with the fire department so it is inspected every year.

Stokes III: I think we should maybe table this, gather more information, have the Water & Sewer Superintendent and Fire Chief in the loops with this. Also the maintenance plans.



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Goodwin: Should they push ahead with the fire permit?

Schindler: Yes, that will be a good step in the right direction. I will reach out to the Water & Sewer Superintendent and the Fire Chief and find their availability.

ROADWAY LENGTH: Discussion of clarification of roadway length requirements for subdivisions.

Schindler: Our current bylaws don't state exactly how a dead-end road should be measured. The maximum length it can be is 750 feet, but it does not specify how it should be measured. For example, should it be measured from the beginning of the street to the beginning of the cul-de-sac, to the back of the cul-de-sac, around the cul-de-sac, etc. I personally see the argument for measuring around the cul-de-sac, because that provides frontage to the houses there.

BOARD: Discusses different options. Tables for the next meeting with more information and more members of the Board.

Schindler: I will also look into whether MGL has any guidelines and I will ask at my MVPC Planners meeting on Thursday.

COMPREHENSIVE PLAN STEERING COMMITTEE: Appointments

MOTION: McNulty motions to appoint John Stokes III, Chris Goodwin, and Walter Sorenson to the Comprehensive Plan Steering Committee. Goodwin seconds. 3-0 all in favor.

MEETING MINUTES: Approval of May 17, 2022 meeting minutes.

MOTION: McNulty made a motion to approve the May 17, 2022 meeting minutes. Goodwin seconded the motion. The vote was 3-0, unanimous in favor.

TOWN PLANNER UPDATE

Schindler: There are a few things to I will run through them quickly.

- The sign on Georgia Street stating there is no entrance to Whitestone Village has been installed.
- We are working with MVPC to update our Stormwater bylaws and we have some draft suggestions now, but will have formal ones soon.
- Construction projects in Town are going well, 106 King St, 142 King St, and 895 Salem St.
- At the next meeting we will do the reorganization of the Board.

OTHER ITEMS NOT REASONABLY ANTICIPATED AT TIME OF POSTING

Schindler: There are also a couple things in this regard as well. First the ANR application for 18 King Street was dropped off today for us to endorse. We have seen this plan before and nothing has change, and the Board of Appeals has approved the special permit for allowing the change of a grandfathered nonconforming lot.

MOTION: McNulty motions to endorse the ANR for 18 King St. Goodwin seconded the motion. Voted 3-0. Unanimous in favor.

Schindler: We also need to appoint a new representative for the Community Preservation Commission, which is currently Jim Bogiages.

MOTION: McNulty motioned to appoint Jim Bogiages as the Community Preservation Commission representative. Goodwin seconded the motion. Voted 3-0, unanimous in favor.



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Schindler: The State has also sent out reminders about keeping their Registry updated with Planning Board members, their signatures, appointments, and expirations. I will pass around the signature sheet now.

ADJOURNMENT

MOTION: McNulty made a motion to adjourn the meeting at 8:16 PM. Goodwin seconded the motion, Voted 3-0, unanimous in favor.

Meeting Materials: 0 Center St FORM A dated June 17, 2022, "Plan of Land in Groveland, MA & West Newbury, MA Showing Approval Not Required at 0 Center Street Groveland, MA 0&2 Middle Street West Newbury, MA" dated June 1, 2022, MOD Site Plan Approval for 185 Main St dated January 8, 2019, Draft Minutes for May 17, 2022, Roadway Length Bylaw Information, 18 King Street FORM A dated June 21, 2022.

Received at meeting: Updated drainage plans for 3 Oakland Terrace, Letter from the homeowners of 3 Oakland Terrace dated June 21, 2022, 65011-0 Spill Box Drain Back Instructions, RD48 Model 7194-0 Information