



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, September 20, 2022
Time of Meeting: 7:00PM
Location: Town Hall Meeting Room, 183 Main Street
Groveland, MA 01834

APPROVED Nov 15, 2022
MOTION: Ligols made a motion to approve the September 20, 2022 meeting minutes. McNulty seconds the motion. Voted: Goodwin, aye. Ligols, aye. Stokes III, aye. McNulty, aye. Unanimous in favor.

Present: Brad Ligols, DJ McNulty, Chris Goodwin, Walter Sorenson

Absent: Jim Bogiages, John Stokes III

Staff Present: Annie Schindler, Town Planner & Conservation Agent

Public Present: Tony George (794 Salem Street), Al Couillard (Billis Way), Adam Costa (166 Main Street)

Note: Minutes are not taken verbatim.

MOTION: Sorenson made a motion to opening the Planning Board meeting for Tuesday, July 12, 2022 at 7:03 PM. Goodwin seconded the motion. The vote was 4-0, unanimous in favor.

CORRESPONDENCE: Letter to the Board from Bill Daley regarding quarry fill project.

Ligols: I'm going to recuse myself as I am a direct abutter.

Sorenson: Reads letter into the record.

"Dear Planning Board,

I am writing this letter to update you on the status of the Sewell St project. After finalizing the elevations, civil and architectural drawings, the project will need an additional 150,000 cy of material. This was discussed with the Board of Selectmen last month. We will follow the guidelines under our current ACO and original agreement with the town.

I have attached a copy of letter that was sent to the Board of Selectmen along with the minutes from the meeting.

If you have any questions, do not hesitate to contact me.

Respectfully,
William Daley

R & D Site Development"

BOARD: Acknowledges the correspondence packet.

SUNSET CIRCLE: Resident concerns over fence placement.

Schindler: Tonight Tony George is present, owner of 874 Salem Street which abuts Sunset Circle. A retaining wall was supposed to be places along the road adjacent to Mr. Georges property, but the Planning Board allowed that to change to a fence. The fence was installed poorly and incorrectly and is on Mr. George's property, not within the right of way. The fence is currently falling down in one section.

Ligols: When was the fence put in?



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George: I believe 2019. The fence was supposed to be at the bottom of the slope, but I believe the slope is all part of the Town's land, I've just been maintaining it. The thing that brought this about is that the fence started to fall, and I went to the Road Commissioner and he said it is not his fence, and that the Highway Department does not maintain fences.

Ligols: Can we ask the Highway Superintendent to mark in orange approximately where the bounds of the property are. I would like to see this first before making any decision. This should've been caught when the road was accepted.

George: All I'm after is that if something happens to the fence, that it's understood it's not mine. The Town took the land from the bank.

Goodwin: We should also try to find who installed the fence.

BILLIS WAY: Bond Reduction

Al Couillard: I'm here tonight to request a bond reduction for Billis Way, most of the project has been completed and I'm hoping to get the as built to you soon.

Ligols: Why were only 20 of the 36 proposed trees planted?

Couillard: Some of the plans changed slightly from the plan. We ended up not clearing as much near the cemetery, so it didn't make sense to plant more trees there. Also, utilities were in the way in other areas. Each lot got 2 trees.

Sorenson: Are they outside of the right-of-way?

Couillard: Yes.

Ligols: We could reduce the bond to what TEC recommends, and then we can go out there, hold the \$20,000 until the as built is received.

MOTION: Sorenson makes a motion to reduce the bond on Billis Way to \$19,465 for the remaining items. Ligols seconds the motion. Voted 4-0, all in favor.

166 MAIN STREET: ANR

Adam Costa: Explains the proposed three lot ANR plan.

Sorenson: We used to have a bylaw that stated that lots could not be narrowed to this degree, and I think it is time to re-add it. This is not within the spirit of the bylaw.

Schindler: I don't love the way the lots are shaped, but as this plan stands it meets the requirements for an ANR, frontage and area.

BOARD: We would like to look at this lot before the next meeting to get a better understanding of what is being done here.

MOTION: Sorenson makes a motion to continue the ANR to the October 4, 2022 meeting. Ligols seconds the motion. Voted 4-0, unanimous in favor.

MEETING MINUTES: Approval of July 12, 2022 meeting minutes.

MOTION: Sorenson made the motion to approve the July 12, 2022 meeting minutes. Goodwin seconded the motion. Voted 4-0, unanimous in favor.

OTHER ITEMS NOT REASONABLE ANTICIPATED AT TIME OF POSTING

ADJOURNMENT



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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: 9-20-2022 Agenda, Correspondence from Bill Daley Re: Sewell St Reclamation, Lot 48-21/Sunset Circle locus map, Billis Way Form G 8-25-2022, Letter from Peter Ellison TEC Re: Billis Way Construction Review, Letter from James Melvin MEI Re: Billis Way Roadway As-Built Plan 9-20-2022, Email from Colin Stokes Groveland Water & Sewer Re: Billis Way 9-20-2022, Email from Al Couillard Re: Planning Board Meeting Billis Way, FORM A Application 166 Main Street 9-20-2022, Plan of Lots 17A 17B and Parcel 17C #166 Main St #3 Balch Ave, Draft Minutes 7-12-2022