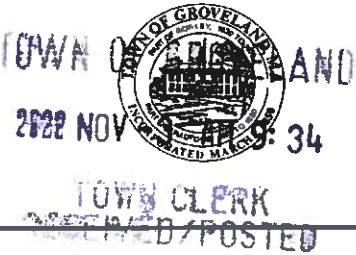


Town of Groveland
Zoning Board of Appeals
183 Main Street
Groveland, MA 01834



Christopher Goodwin, Chair
Jason Naves
John Stokes II
Brad Ligols
John Grohol
Mark Parenteau, Associate

APPROVED Nov 2, 2022
MOTION: Naves made a motion to approve the Oct 19, 2022 meeting minutes. Ligols seconded the motion. The vote was 5-0, unanimous in favor.

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Board/Committee Name: ZONING BOARD OF APPEALS
Date: WEDNESDAY, OCTOBER 19, 2022
Time of Meeting: 7:00 PM
Location: 183 MAIN STREET GROVELAND, MA 01834

Present: Jason Naves, Chris Goodwin, Brad Ligols, John Grohol
Absent: Mark Parenteau, John Stokes III
Staff Present: Annie Schindler, Environmental Program Coordinator & Town Planner
Public Present: Corey LeBlanc (157 Center St), Joe Vitale (8 Atwood Ln), Jesse Jalbert (154 Center St), Daya McKenna (10 Atwood Ln), Scott McKenna (10 Atwood Ln), Adam Costa (representative for 154 Center St)

MOTION: Ligols motions to open the meeting at 7:03 PM. Grohol seconds the motion. Voted 4-0, unanimous in favor.

NOTE: Minutes are NOT taken verbatim. For a verbatim record please see the Town's YouTube page.

PUBLIC HEARING

NEW: APPLICATION #2023-4, 154 Center Street, HKL Realty LLC; requests a Special Permit in accordance with Section 50.4.5 (Table of Uses) of the Groveland Zoning Bylaw for a Contractors Yard at the premise.

Costa: *Representing on behalf of the applicant for 154 Center Street.* 154 Center St is the site of a former manufacturing plant and warehouse that employed nine people in the industrial zone. A contractor yard, defined as "Premises used by a contractor, subcontractor or other person doing business in construction, landscaping and related trades for the storage, either indoors or out, of vehicles, equipment, tools, supplies, materials and for fabrication of subassemblies", is allowed in the Groveland Zoning Bylaws with a special permit. The new use will be in harmony with the definition and anyone who leases space will also be in harmony with the definition of the use. This property has other industrial uses on either side and the site won't require more parking, but it will be reconfigured, so it becomes more cohesive.

Goodwin: I'll open the discussion up for any questions from the Board.

Ligols: How many trucks will be onsite?

Jalbert: About 5 or 6 trucks.

Ligols: Will they be parked on pavement or on gravel? And will the site be fenced?

Jalbert: They will be parked on gravel and the site will be secured with a fence.

Ligols: How many trucks will there be total?

Jalbert: It depends on how many spaces get leased out.

Goodwin: How do you know if it will be 5 employees total when you're leasing out space?

Jalbert: We would only lease out to people who have one or two employees.

Grohol: Can you please elaborate more on the dumpster business?

Jalbert: We would be renting dumpsters to people who then fill them, and then we remove them and empty the dumpsters.

Grohol: So no garbage will be stored on site?

Jalbert: The dumpsters may be full if the recycling plant is closed by the time we pick up the dumpster from the customer.

Ligols: I'm concerned about runoff from the full dumpsters being stored there.

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46 Costa: Would the Board like the applicant to secure the dumpsters when they are not empty? Also, would
47 the Board like limitations about how long full dumpsters can sit there?

48 BOARD: Potentially, something to investigate.

49 Corey LeBlanc, 157 Center St: I live directly across from this property. I'm concerned about traffic as
50 there is already a higher flow of traffic with the new owner. Also, there is a bus stop nearby and I'm
51 concerned with the speed at which the trucks are driving past. It is not within the characteristics of the
52 neighborhood to have a dumpster company in it, it is not something the neighbors want. We don't want
53 the neighborhood to smell like trash or see dumpsters. Also, there are wetlands nearby and there may be
54 environmental impacts.

55 Joe Vitale, 8 Atwood Lane: I disagree with the neighborhood being industrial. From the description it
56 sounds like there will be more than 5 people and more than 5 parking spots. It is also close to the
57 Community Trail. The other businesses have been in town for a while. The renting of space also pushes
58 the rules off even further. Why is it industrial and not residential?

59 Ligols: How fast are the trucks going?

60 LeBlanc: Fast, they seem to be leaving the dumpsters and leaving the trucks. I'm worried about kids.

61 Goodwin: I think the Board may benefit from a site visit.

62 BOARD: Agreed.

63 MOTION: Goodwin made a motion to continue Application #2023-4 to the next regularly scheduled
64 Board meeting to be able to look at the site. Ligols seconded the motion. The vote was 4-0, unanimous
65 in favor.

66 Ligols: Can I ask the owner if we are able to do a site visit without the owner present?

67 Jalbert: Yes.

68

69 MEETING MINUTES: Approval of October 13, 2022 meeting minutes.

70 MOTION: Ligols motioned to approve the minutes from October 13, 2022. Goodwin seconded the
71 motion. The vote was 4-0, unanimous in favor.

72

73 ADJOURNMENT

74 MOTION: Goodwin made a motion to adjourn the meeting at 7:34. The motion was seconded by
75 Goodwin. The vote was 4-0, unanimous in favor.

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77 Respectfully submitted,

78 Annie Schindler, Town Planner & Conservation Agent

79 *Meeting Materials: October 19, 2022 Agenda; draft meeting minutes of the October 13, 2022 meeting,*
80 *Application #2023-4 154 Center St Special Permit Packet.*