



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, Assodine

Board/Committee Name: PLANNING BOARD
Date: TUESDAY, November 15, 2022
Time of Meeting: 7:00PM
Location: Town Hall Meeting Room, 183 Main Street
Groveland, MA 01834

APPROVED Dec 8, 2022
MOTION: Ligols made a motion to approve the November 15, 2022 meeting minutes. Bogiages seconds the motion. The vote was 5-0, unanimous in favor.

Present: Brad Ligols, DJ McNulty, Chris Goodwin, John Stokes III
Absent: Jim Bogiages, Walter Sorenson
Staff Present: Annie Schindler, Town Planner & Conservation Agent
Public Present: Kevin Cunniff, Mike Alesse, Jimmy Fiore

Note: Minutes are not taken verbatim.

MOTION: Goodwin makes a motion to opening the Planning Board meeting for Tuesday, November 15, 2022 at 7:00 PM. Stokes III seconds the motion. Voted: Goodwin, aye. Ligols, aye. Stokes III, aye. McNulty, aye. Unanimous in favor.

106 KING ST: Performance Bond & Lot Releases

Cunniff: We are seeking the acceptance of a performance bond so that we can begin to build some of the lots for Katie Lane.

Schindler: I asked TEC to provide an estimate for a performance bond which the applicant agreed with, which is what the performance bond before you reflects. The performance bond is \$250,000 to finish the road.

MOTION: Ligols motions to accept performance bond number UCSX333X2246. Goodwin seconds the motion. Voted: Goodwin, aye. Ligols, aye. Stokes III, aye. McNulty, aye. Unanimous in favor.

MOTION: Ligols motions endorse Form G-2 to release Lots 2 and 3 once the performance bond has been fully executed and the \$9,000 affordable inclusionary fee for each lot has been paid to the town. Goodwin seconds the motion. Voted: Goodwin, aye. Ligols, aye. Stokes III, aye. McNulty, aye. Unanimous in favor.

Cunniff: I have one other question. Because we are basically done building for the season, can we scale back on the TEC reports? They are just getting repetitive.

Ligols: Annie can you check in with TEC and see what they say?

Schindler: Yes I'll reach out to David.

DISCUSSION: Changes to bylaws regarding ANR lots.

McNulty: I believe Wally wanted to discuss this, so maybe we should hold off until he is able to be here?

Stokes III: I would also like to see some language from other surrounding towns.

Schindler: I can prepare a packet for the next meeting.

MEETING MINUTES: Approval of September 20, 2022 meeting minutes.

MOTION: Ligols motions to accept the September 20, 2022 meeting minutes. McNulty seconds the motion. Voted: Goodwin, aye. Ligols, aye. Stokes III, aye. McNulty, aye. Unanimous in favor.



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OTHER ITEMS NOT REASONABLE ANTICIPATED AT TIME OF POSTING

None at this time.

ADJOURNMENT

MOTION: Ligols motions to adjourn the meeting at 7:33 PM. Goodwin seconds the motion. Voted: Goodwin, aye. Ligols, aye. Stokes III, aye. McNulty, aye. Unanimous in favor.

Meeting Materials: November 15, 2022 Agenda, Form G-1 Performance Bond for 106 King Street/Katie Lane, TEC Site Security Estimate for 106King Street/Katie Lane 10-31-2022, Draft July 12, 2022 Meeting Minutes (should have been Sept 20, 2022, the proper minutes were sent to the Board digitally prior to the meeting for review)