



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, December 6, 2022
Time of Meeting: 7:00PM
Location: Town Hall Meeting Room, 183 Main Street
Groveland, MA 01834

APPROVED Jan 3, 2023
MOTION: McNulty made
motion to approve the December 6,
2022 meeting minutes. Stokes III
seconds the motion. The vote was
4-0, unanimous in favor.

Present: Brad Ligols, DJ McNulty, Walter Sorenson, John Stokes III, Jim Bogiages

Absent: Chris Goodwin

Staff Present: Annie Schindler, Town Planner & Conservation Agent

Public Present: Matt Connors (142 King Street)

Note: Minutes are not taken verbatim.

MOTION: Sorenson makes a motion to open the Planning Board meeting for Tuesday, December 6, 2022 at 7:00 PM. Stokes III seconds the motion. Voted: 5-0. Unanimous in favor.

142 KING ST:

Connors: I'm the owners of the property as well as an engineer. I submitted an as built for the driveway, stormwater features, and utilities. Only the house and the septic system need to be completed. I'm looking for an extension for a year. There have been some changes from the proposed plan to the as built. The driveway is at a 10% grade, not the approved 12%. There is also no gas installed, we will be using propane instead. There are two electric conduits, both schedule 40. We raised the grade for the most part instead of blasting. We also put in a spillway instead of a drainage pipe as the pipe on the plans was a foot above grade.

Sorenson: How have the neighbors been?

Connors: So far happy and fine, I haven't had any direct complaints.

Bogiages: I believe there was discussion of screening with trees, are you planning on doing that?

Connors: We left up as many trees as possible, more than what was originally planned for.

Ligols: We should send this out to TEC to get peer reviewed.

MOTION: Sorenson makes a motion to issue a renewable extension until December 21, 2023, and to send out the as-built to TEC for peer review with a further bond reduction if TEC approves the as-built. Bogiages seconds the motion. Voted 5-0, unanimous in favor.

DISCUSSION: Changes to bylaws regarding ANR lots.

Sorenson: When this initial bylaw was enacted, one of the issues we were having was that you could go to a lot and stretch your arms out and be in three different lots at once. People are paying a lot of money to live in town to have un-usable portions of their lawn. We said that you can't go less than 80% of the frontage for lots, and then we added the contiguous buildable area (CBA) circle. Somehow there was some confusion and it was dropped from the bylaw when it was recodified. My recommendation to the board is to put that language back and get it on the next warrant and we can explain the change at Town Meeting.

BOARD: Discusses the benefits of this change. Creates lot regularity, helps to ensure that accessory buildings (sheds) won't need a variance from the Zoning Board due to setbacks, etc.



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Ligols: I would like Sam Joslin, our Building Commissioner/Zoning Enforcement Officer, to weigh in on this. Can he attend the next meeting?

Schindler: I will reach out to him.

McNulty: I'd like to take a closer look at what this older language says. I like the idea of requiring the CBA circle to be outside of the lot setbacks.

MOTION: McNulty makes a motion to further investigate the old bylaw and getting it back into the current bylaws, beginning with our review, public hearings, and Town Meeting. Stokes III seconds the motion. Voted 5-0, unanimous in favor.

MEETING MINUTES: Approval of November 15, 2022 meeting minutes.

MOTION: Ligols motions to accept the November 15, 2022 meeting minutes. Bogiages seconds the motion. Voted: 5-0. Unanimous in favor.

OTHER ITEMS NOT REASONABLE ANTICIPATED AT TIME OF POSTING

MOTION: Sorenson makes a motion to continue the Verizon cell tower at Cedardale hearing to January 3, 2023. Stokes III seconds the motion. Voted 4-0-1, McNulty abstains. The motion passes.

ADJOURNMENT

MOTION: Ligols motions to adjourn the meeting at 7:50 PM. Sorenson seconds the motion. Voted: 5-0. Unanimous in favor.

Meeting Materials: December 6, 2022 Agenda, Letter from Matthew Connors RE Extension of Planning Board Approval 142 King St, As-Built for 142 King Street, 142 King Street Memorandum of Decision December 3, 2019, Form G Release Form 142 King Street, Lot Width Information from Surrounding Towns, Draft November 15, 2022 Meeting Minutes