



**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, January 17, 2023  
Time of Meeting: 7:00PM  
Location: Public Safety Meeting Room, 181 Main Street  
Groveland, MA 01834

**APPROVED 2-21-23 MOTION:**  
McNulty made a motion to  
approve the January 17, 2023  
meeting minutes. Bogiages  
seconds the motion. The vote was  
4-0, unanimous in favor.

Present: Brad Ligols, DJ McNulty, John Stokes III, Chris Goodwin, Walter Sorenson  
Absent: Jim Bogiages  
Staff Present: Annie Schindler, Town Planner & Conservation Agent,  
Public Present: None

*Note: Minutes are not taken verbatim.*

**MOTION:** Sorenson makes a motion to open the Planning Board meeting for Tuesday, January 17, 2023 at 7:00 PM. McNulty seconds the motion. Voted: 5-0. Unanimous in favor.

**20 BARE HILL ROAD:** *Continued.* Site Plan Review application for a cell tower at 20 Bare Hill Road/Cedardale Tennis Club

*McNulty recuses himself.*

Town Planner: The engineers are still working through some changes and the applicant requests to continue to the February 21<sup>st</sup> meeting.

**MOTION:** Ligols motions to continue 20 Bare Hill Road to the February 21<sup>st</sup>, 2023 meeting. Sorenson seconds the motion. Voted 4-0. The motion carries.

**SUNSET CIRCLE:** Fence discussion with 874 Salem Street.

Town Planner: The resident at 874 Salem Street was not able to attend. He will inform me when he is available.

**MOTION:** Sorenson motions to reschedule the agenda item. Ligols seconds the motion. Voted 5-0. Unanimous in favor.

**DISCUSSION:** Changes to bylaw regarding ANR lots.

Town Planner: I reached out to communities throughout the state to ask for language that would help us narrow down how we would like to move forward with drafting new requirements surrounding lot regularity and I have compiled it into a packet which you have. Please let me know your thoughts and how you would like to proceed.

**MOTION:** Ligols makes a motion to continue the discussion to the February 7<sup>th</sup> meeting where the Board shall compile it's comments for discussion. Goodwin seconds the motion. Voted: 5-0, unanimously in favor.

TOWN OF GROVELAND  
2023 MAR -9 AM 8:51  
TOWN CLERK  
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**MEETING MINUTES:** Approval of January 3, 2023 meeting minutes.

**MOTION:** Sorenson motions to accept the January 3, 2023 meeting minutes. Goodwin seconds the motion. Voted: 5-0. Unanimous in favor.

**TOWN PLANNER UPDATE**

**Town Planner:** We are still working with the developer of Billis Way to get the road accepted. We still have not received the as-built plans and they are missing the sewer ties.

**Sorenson:** We should demand that they increase the bond so that we are able to assist the residents with plowing and take the steps to get the road accepted ourselves.

**Ton Planner:** I will check with Town Counsel to ensure this is something we can do.

**MOTION:** Ligols makes a motion to send a letter demanding to increase the bond to \$100,000 for the fees and land and after 30 days from sending, send a letter to Town Counsel as well as all residents on Billis way, and any fees incurred by Town Counsel will be sent to the developer. Goodwin seconds the motion. Voted 5-0, unanimous in favor.

**OTHER ITEMS NOT REASONABLE ANTICIPATED AT TIME OF POSTING**

*None.*

**ADJOURNMENT**

**MOTION:** Sorenson motions to adjourn the meeting at 7:25 PM. Goodwin seconds the motion. Voted: 5-0. Unanimous in favor.

*Meeting Materials: January 17, 2023 Meeting Agenda, Correspondence RE VZW Groveland 2 MA – Professional Opinion Memorandum 1-9-2023, Lot Regularity Research Packet, Proposed Zoning Changes for Town Meeting 2023, Draft January 3, 2023 Meeting Minutes.*