



**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*  
*Jason Naves, Associate*

Board/Committee Name: PLANNING BOARD  
Date: TUESDAY, March 7, 2023  
Time of Meeting: 7:00PM  
Location: Town Hall, 183 Main Street  
Groveland, MA 01834

**APPROVED 3-21-2023**

MOTION: Sorenson made a motion to approve the March 7, 2023 meeting minutes. Goodwin seconds the motion. The vote was 6-0, unanimous in favor.

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TOWN CLERK  
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TOWN OF GROVELAND

Present: DJ McNulty, Jim Bogiages, Jason Naves (*only participated in the public hearing for 833 Salem St*), Chris Goodwin, Walter Sorenson, Brad Ligols (*only joined the Board after the 833 Salem St public hearing*)

Absent: John Stokes III

Staff Present: Rebecca Oldham (Town Administrator), Annie Schindler (Town Planner & Conservation Agent), Sam Joslin (Building Commissioner & Zoning Enforcement Officer)

Public Present: Ian Mackinnon (Jones & Beach Engineering), Arthur McCabe (Groveland Self-Storage), Brad Ligols (Groveland Self-Storage)

*Note: Minutes are not taken verbatim.*

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

**PUBLIC HEARING**

**833 Salem Street:** *Continued.* Site Plan review (Section 50-13.2(A)(1)) and Special Permit for Impervious cover (Section 50-6.2(H)(3)) of the Groveland Zoning Bylaw. The Applicant is also applying for a Special Permit pursuant to Chapter 14 Stormwater Management and Land Disturbance Section 14.05(A).

**MOTION:** Goodwin makes a motion to open the public hearing on 833 Salem Street. McNulty seconds the motion. Voted: 5-0. Unanimously in favor.

Mackinnon: For the record I'm Ian Mackinnon, engineer, and the applicants for this project are Brad Ligols and Arthur McCabe. Proposed is a new self-storage facility at 833 Salem St. The total lot is about 5.8 acres, but about 1.71 acres will be placed in a conservation restriction, leaving 62,000 sqft of usable space. All buildings will have the appearance of a single-story building from the road, but the larger climate control building will actually be two stories because of the grade in the back. Buildings 2 and 3 are the same size and are typical drive-up units. Building 4 is intended for contractor space, so has larger and taller units. We did received approval from the ZBA for this use, with some conditions surrounding hours of operation.

Sorenson: How many contractor units will there be? Are they single story?

Mackinnon: There will be 8 contractor units and about a story and a half. There are four waivers being requested; #1 Waiver from Mass Stormwater Management Standard 4 – 44% pre-treatment required for rapid infiltrating soils. #2 Waiver from the Town of Groveland Bylaws Section 50-9.3(E) – No parking shall be allowed in the front setback. #3 Waiver from the Town of Groveland Bylaws Section 6.2(H)(3) – For all non-residential uses that render a property more than 15% impervious, all infiltration basins shall be preceded by oil, grease, and sediment traps. #4 Waiver from the Town of Groveland Bylaws Section 9.3(F) – Parking shall be a minimum of 10-feet from side or rear lot lines. For Waiver #4, originally, we were planning on joining the two lots, but the applicants lawyer said it would be cleaner to keep the two lots separate. This means we must shorten some of the buildings, as well as reconfigure some of the parking. To keep it basic for stormwater, there is no overarching relief point for this area, no natural outlet point, so most of the infiltration will happen on site. Some in the front will go onto the Salem St entrance. TEC issued a new review that has two outstanding items for stormwater that I need to workshop with TEC. I looked at both, I was missing one document. Then the 44% pretreatment requirement, pretty much everything flows towards the pond, so the only area we can get credit towards this pre-treatment is the forebay and we only get 25% from them, so we must make that up somewhere, we made a change in the other forebay, there are also some elevation concerns. There's still going to be a small sliver of area that we have a curb cut that's about 1000 sqft of curb cut so we may still pursue a waiver for that. These were the two larger items.

Ellison: Overall I agree with Ian's summary to date. We've performed two reviews and are down to two stormwater issues that I think are solvable. Ian, Annie, and I already had one meeting and I think another would help a lot with getting everything resolved.

Sorenson: What's the estimated time on shoring these final items up?

Mackinnon: So, there are 4 requests. Waiver #1 is stormwater. Waiver #2 is parking in the front setback, which I would like to discuss and ask the Board to act on tonight so we can more surely move forward with the stormwater plans. Waiver #3 is more about the infiltration that Peter referred to. Waiver #4 is a new one because of shortening the building, this will require a lot easements. I was hoping to see action on #2 and maybe #3. I know Annie said that she wanted more time to look at #4.

Sorenson: Is there a harm in waiting? Peter, do you have any input on Waiver #2 and #3?

Mackinnon: We show parking in the front setback because there's an existing house about 6 feet off the ROW, the house will come down and that is where we're proposing parking. Parking will be away from the road against the building. The parking will be 34 feet off the ROW. We'll also be adding some street trees. There's also no other area to park because of the grades and the loss of the 1.7 acres to the CR doesn't help.

BOARD: Understood.

Sorenson: Can you please give more detail on Waiver #3?

Mackinnon: Waiver #3 is "Grease hoods are proposed in all catch basins that will collect and receive direct runoff from paved areas. The open-drainage areas cannot accommodate a structural oil, grease and sediment trap but do run through multiple rip rap & vegetation stabilized swales and a sediment forebay. All efforts have been made to accommodate this requirement, where possible. Hazardous materials are heavily restricted on the proposed site due to the project's location within the Aquifer Protection Zone and the operator's intent to limit these materials. The storage unit leases specify the types of materials that cannot be stored within the units and this list can be provided to the Board for review." So, that is often deemed an offline system, it's a low impact use and they would be decent sized units. We've added in

stormwater quality units. And again, to highlight, because we're in the aquifer zone and the leases have a long list of things that cannot be stored in these units.

Sorenson: Do you do inspections at the existing units?

Ligols: Yes, I'm there when they move in and are there.

Sorenson: Do you allow for spot inspections in the lease?

Ligols: Yep.

Sorenson: Peter what do you think about this?

Ellison: I think for the parking one they're pitching it as an improvement and if they can supplement this with some screening, I think it is sound. For Waiver #3 the more I look at it I'm not sure if they need to actually ask for a waiver for this, I think after our meeting, they should be meeting 80-90% TSS, so they may need to hold off on that one.

Sorenson: I'll open it up to the Board for comment.

Goodwin: I think I agree with Waiver #2 as it will be an improvement to the site.

McNulty: I agree as well. Do you have a rendering?

Mackinnon: I'm going to make sure you get the one by the next meeting, we were unable to print out. *(Passes a phone to those present on a phone, the rendering was emailed to the Town Planner and is now within the file)*

Sorenson: How many units are there now?

Ligols: There are 55 units now, and depending on how it lays out with the big building it could be combined 550 to 650 units.

Mackinnon: That's because the density of the units increases in the big building.

Sorenson: What's the demand for this?

Ligols: We did a market study and there's not many storage units around West Newbury and Georgetown, so there is a need.

Sorenson: Are you full now?

Ligols: Yes.

Sorenson: What sizes are available?

Ligols: There are multiple different sizes for what people may need.

Goodwin: You have no objection to waiting on Waiver #3 until you can workshop with Pete?

Mackinnon: Yeah, I think we can go back and get it to work.

McNulty: Pete do you have any other concerns?

Ellison: No really, just those technical stormwater concerns. Once we wrap those issues up stormwater will be all set and then it will be on the Board.

Ligols: We did our due diligence and we think it will be a big win for the tax base.

Planner: I would also like to see a plan showing the site distance from the entrance/exit, as well as the easement language for the two lots so it can be incorporated into the decision.

Sorenson: I think this is a modification and they need to be tied together?

Mackinnon: I would agree but because we are keeping the lots separate it would be a new Special Permit and Site Plan Review application.

Planner: I will reference the existing lot and decision in the one issued for this lot.

Sorenson: Do we want to do all the waivers in one night?

Ligols: I'd like to know about the parking in the setback because I know that'll effect stormwater.

McNulty: I like the proposed parking layout and I think it looks good; I wouldn't be opposed to flying a motion to approve it tonight, so they know how to move forward with the other changes they need to make.

**MOTION:** Goodwin motions to approve Waiver #2 for the purpose to continue the planning process for the stormwater modifications that need to take place. McNulty seconds. Voted 5-0, unanimously in favor.

**MOTION:** Goodwin motions to continue the hearing to the April 4, 2023, meeting. McNulty seconds the motion. Voted 5-0, unanimously in favor.

*Naves leaves the Board to join the audience for the remainder of the meeting as a member of the public.*

*Ligols joins the Board as a member for the remainder of the meeting.*

## **PUBLIC HEARING**

**Bylaw Changes:** *NEW.* Pursuant to M.G.L. Ch.40A, Section 5 to consider amendments and additions to the Zoning Bylaw as follows:

- 1) Amend Section 50-8.2(A): Delete and replace the definition of Lot Regularity.
- 2) Amend Section 50-8.2(C): Delete and replace the definition of Street Line.
- 3) Amend Section 50-2.1: Add the definition of "Building Inspector".
- 4) Amend Section 50-2.1: Add the definition of "Farm, Non-Exempt".

Sorenson: Reads into the record the above legal notice.

Planner: Okay we can start with the easier ones. Sam Joslin, Building Commissioner and Zoning Enforcement Officer is also present as we've done a lot of this work together. I'll have us first look at the Street Line Definition. We are proposing new language that would simplify the definition, as the current definition is unclear. The proposed definition reads "Street line: in any district, no building shall be erected, reconstructed or placed less than the minimum front setback as determined by § 50-8.1 Table of Dimensional Requirements, unless it is determined by the Zoning Enforcement Officer, that the line of houses on the street existing at the time this bylaw is adopted is less than the required setback from the street line, in which case the erected, reconstructed or placed building shall extend no further into the required setback than the adjacent building(s)."

BOARD: That makes sense.

Planner: Next is the Building Inspector Definition, I'll let Sam speak to this one.

Joslin: There is currently no definition for Building Inspector within the Bylaws, so this would remedy that. Occasionally, the Building Inspector is mentioned, or the Zoning Enforcement Officer is mentioned, but there's nothing that ties them together as the same position, which has the potential to cause an issue down the line.

Planner: The proposed definition reads, "Building Inspector: The administrative chief of the Inspectional Services Department in the Town of Groveland who is charged with the enforcement of the Zoning Bylaw acting as the Zoning Enforcement Officer."

BOARD: That also makes sense.

Planner: Then there is the definition for Farm, Non-Exempt. This is currently in our Table of Uses but it is not defined within our definitions. This would provide for hobby farms that do not meet the exemptions under MGL Chapter 40A Section 3. The proposed definition reads, "Farm, Non-Exempt: An area of land and its buildings used for gain in the raising of agricultural products, livestock, poultry and dairy products to which the exemption(s) of MGL c. 40A, § 3 does not apply".

Joslin: This is not to discourage people from having farm animals or anything like that. This will just simply provide for this type of use and give it a clear definition within the bylaw.

BOARD: That sounds good to us.

Planner: Finally, we come to the Lot Regularity Definition. This is something we've been talking about for a few months now and this is what we have come up with, "A. Lot Regularity: No lot shall be created so as to be so irregularly shaped or extended that it has a "Shape Factor" in excess of (32), except that a lot may exceed the required "shape factor" if a contiguous portion of the lot meets the minimum lot area requirement and does not exceed the required "shape factor." The Shape Factor equals the square of the

lot perimeter divided by the lot area. Shape Factor Formula:  $P=\text{lot perimeter and } A=\text{lot area } P^2/A$ ". In the research I've done, and reaching out to other municipalities, over 30 other communities use this type of equation. I know that an equation can sometimes seem complicated, but this one really is fairly straight forward. In your packets you'll see that I've tested this equation against some lots throughout Town that are somewhat irregularly shaped.

Sorenson: The original circle was created to ensure that anyone buying a lot in Groveland had enough room within that circle to put whatever they want, a house, a pool, a garage, without having to worry about the setbacks because the circle had to be within the setbacks. Now it can go right up to the lot lines.

McNulty: The current language has caused multiple issues and we have this new proposed language that seems to fix many of the things that were happening that we didn't like.

Sorenson: I'd like to see a better visual of the new language. I'd like to see it compared to a subdivision.

Planner: I can prepare something for the next meeting, but we must make a motion to have these placed on the warrant tonight or we will run out of time to do so. We can make recommendations at the next meeting.

Oldham: I will note that the Chairman will need to stand up at Town Meeting to explain these and the Board recommendations for each article. If any changes need to be made to the language between now and then, they can be made on the floor at Town Meeting.

**MOTION**: Goodwin motions to approve the three proposed zoning changes as presented for the warrant for the Town Meeting. McNulty seconds the motion. Voted 5-0, unanimously in favor.

**TOWN ELECTIONS**: Four open positions on the Board.

Planner: I just wanted to bring to the Board's and public's attention that there are 4 open positions on the Board. If you are interested in pulling papers, please see the Town Clerk.

## **UPDATES & DISCUSSION**

New: Preliminary Subdivision Application

Planner: An application for a preliminary subdivision has been filed with the Board for 181R School Street. They will be on the agenda for the next meeting. They are proposing a seven-lot subdivision.

Signatures: Signatures for the Registry of Deeds

Planner: If you have not signed off on the yearly Registry of Deeds signature sheet, please come see me in my office to do so.

**MEETING MINUTES**: Approval of January 21 (*should read February*), 2023 meeting minutes.

**MOTION**: Bogiages motions to accept the February 21, 2023 meeting minutes. McNulty seconds the motion. Voted: 5-0. Unanimous in favor.

## **TOWN PLANNER UPDATE**

Planner: Nothing new currently.

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

*None.*

## **ADJOURNMENT**

**MOTION**: Goodwin motions to adjourn the meeting at 8:47 PM. McNulty seconds the motion. Voted: 5-0. Unanimous in favor.

*Meeting Materials: March 7, 2023 Meeting Agenda, Letter From Peter Ellison TEC RE Peer Review #2 for 833 Salem St Self-Storage dated March 7, 2023, 833 Salem Packet Application Packet, Proposed Zoning Changes for Town Meeting 2023, Draft February 21, 2023 Meeting Minutes.*