



Town of Groveland
Economic Development
Planning & Conservation Department
Planning Board
183 Main Street
Groveland, MA 01834

Brad Ligols, Chair
Walter Sorenson, Vice-Chair
Jim Bogiages
John Stokes III
DJ McNulty
Chris Goodwin, Associate Member

MEETING NOTICE

(M.G.L Chapter 30A Sections 18-25)

Board/Committee Name: PLANNING BOARD
Date: TUESDAY, April 18, 2023
Time of Meeting: 7:00PM
Location: Town Hall Meeting Room, 183 Main Street
Groveland, MA 01834
Signature: *Annie Schindler*

TOWN OF GROVELAND
2023 APR 11 PM 2:49
RECEIVED/POSTED
TOWN CLERK

AGENDA

Discussion and possible vote:

PUBLIC HEARING – NEW

301 Main Street: The Groveland Planning Board will hold a Public Hearing on Tuesday April 18, 2023, beginning at 7:00 PM at 183 Main Street, Groveland MA, to hear the petition on remand as order by the Court on March 15, 2023 of Robert Williams, 180A Main St, Groveland MA 01834, requesting a Site Plan Review and Special Permit per Chapter 40A, Section 6 of the Massachusetts Zoning Act and Chapter 50, Section 13.1 (Site Plan Review) and Section 9.1 (Parking Requirements) of the Groveland Zoning Bylaws. The Court has ordered that the Board reconsider the application and make appropriate findings relative to their decision regarding the Site Plan Review and Special Permit determination dated August 17, 2021, for the redevelopment of the premises as a small retail shop/showroom, as well as a reduction in parking for the business. The property is located at 301 Main Street, Assessors Map 10, Lot 001 and is within the Business Zoning District. The property is owned by the Zong Yang, 10 Bluejay Rd, Lynnfield, MA 01940. The supporting materials are on file in the Economic Development, Planning, & Conservation Department at the Town Hall, and may be viewed during the hours of, Monday through Thursday 8AM to 3PM, or by contacting Annie Schindler at 978.556.7214 or aschindler@grovelandma.com. Please print on Monday April 3rd, 2023 and Monday April 10th, 2023.

PRELIMINARY SUBDIVISION FILING

181R School Street: *Continued.* In accordance with MGL Chapter 41 Section 81S and the Town of Groveland Subdivision Rules & Regulations, will hold a public meeting on Tuesday March 21, 2023 which will begin at 7 PM at the Groveland Town Hall, 183 Main St, Groveland, MA 01834 to hear the application of Minco Development Corp, 231 Sutton St, Suite 1B, North Andover, MA, requesting approval of a seven lot Preliminary Subdivision Plan labeled "Preliminary Subdivision for a street to be named at 181R School Street Groveland,



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Massachusetts". The site is located in the Residential 2 Zoning District (Assessors Map 34, Lot 13).

52 Seven Star Road: *Continued.* ANR Lot/Form A.

142 King Street: Discussion of as-built and bond release.

UPDATES & DISCUSSION

Signatures: Signatures for the Registry of Deeds.

MEETING MINUTES:

Approval of March 21, 2023 & April 4, 2023, meeting minutes.

TOWN PLANNER UPDATE

OTHER ITEMS NOT REASONABLY ANTICIPATED AT TIME OF POSTING

ADJOURNMENT