



**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, May 2, 2023  
Time of Meeting: 7:00PM  
Location: Town Hall, 183 Main Street  
Groveland, MA 01834

**APPROVED 5-9-23 MOTION:**  
Sorenson moves to accept the April 18, 2023, and May 2, 2023, meeting minutes. Naves seconds the motion. Voted all in favor, the motion passes.

TOWN OF GROVELAND  
2023 MAY 10 AM 9:55  
TOWN CLERK  
RECEIVED/POSTED

**Present:** Jason Naves, John Stokes III, Walter Sorenson, Brad Ligols, Chris Goodwin, Jim Bogiages, DJ McNulty

**Absent:**

**Staff Present:** Annie Schindler (Town Planner & Conservation Agent)

**Public Present:** Don Greaney (2 Mill Street Etx), Kevin Cunniff (211 Seven Star Rd), Bob William (108 Main Street), Lee Yang (301 Main Street)

*Note: Minutes are not taken verbatim, please see video.*

**MOTION:** Sorenson motions to open the May 2, 2023, meeting. McNulty seconds the motion. Voted all in favor, the motion passes.

**PUBLIC HEARING – CONTINUED**

**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](mailto:aschindler@grovelandma.com).

**MOTION:** Goodwin motions to reopen the public hearing on 301 Main Street. Sorenson seconds the motion. Voted all in favor, the motion passes.

**MOTION:** Sorenson motions to continue the public hearing on 301 Main Street to May 9, 2023, at 7:15 PM. Goodwin seconds the motion. Voted all in favor, the motion passes.

Williams: Do I have to request a copy of the documents that the Town Counsel was going to show you at the last hearing?

Planner: You can send a request through the Town Clerks page on the website, and they will be emailed to you.

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

Planner: I had added this to the agenda in case TEC was able to turn the review around in time for this meeting, as I posted this agenda last week, but they weren't able to.

**MOTION**: Sorenson motions to continue the discussion of the as built and bond release for 142 King Street. Goodwin seconds the motion. Voted all in favor, the motion passes.

**Katie Ln**: Lot 4 Release.

Planner: The owner has paid the next portion of the Inclusionary Fee in accordance with how we are releasing the lots for this project.

**MOTION**: Sorenson motions to release Katie Lane Lot 4. Ligols seconds the motion. Voted all in favor, the motion passes.

## **UPDATES & DISCUSSION**

**Correspondence**: 181R School St Abutter Correspondence

Planner: I will note this was supposed to read correspondence and not signatures on the agenda. I wanted to keep the Board informed that I received two more abutter notifications for the preliminary subdivision application for 181R School St. I responded to the residents to let them know that the Board had denied the application and answered their questions. I also shared these with the applicant. I wanted to ensure that we all remained on the same page.

## **TOWN PLANNER UPDATE**

Planner: Congratulations to those who were elected last night. As of right now the override did pass by 9 votes. In the planning world not many updates. We're starting to see more construction on Katie Lane.

Bogiages: Have they started construction on the tower? (*Cell tower that was permitted at Cedardale*)

Planner: No, they have not. I'm not sure where that stands right now given the uncertainty at the property with the camp closing.

Bogiages: Okay so due to weather conditions and time frame.

Planner: There have been rumors that the property is selling, as I'm sure you're all aware, but those are just rumors. There have been no official filings, no requests for TRCs, heard from the owners or any formal inquiries that I've received. I mentioned this at the last meeting but 912 Salem Street will be in front of the Zoning Board tomorrow for a special permit for use for a contractors yard. We will be seeing this in front of us for site plan review and in front of Conservation. They will also probably need a permit through the Natural Heritage of Endangered Species Program.

McNulty: Any update on Billis Way?

Planner: Slight update, I know that the developer was locating the sewer tie ins that are going to be needed for the as built.

**MEETING MINUTES**: Approval of May 2, 2023, meeting minutes.

**MOTION**: McNulty moves to continue the May 2, 2023, meeting minutes. Goodwin seconds the motion. Voted all in favor, the motion passes.

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

Sorenson: I would like to thank the residents of Groveland for their continued support for me in my seventh term.

**ADJOURNMENT**

**MOTION:** Sorenson motions to adjourn the meeting at 7:17 PM. McNulty seconds the motion. Voted all in favor, the motion passes.