



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 9, 2023
Time of Meeting: 7:00PM
Location: Town Hall, 183 Main Street
Groveland, MA 01834

APPROVED 9-5-2023 MOTION:
Ligols made a motion to approve
the May 9, 2023 meeting minutes.
Goodwin seconds the motion. The
vote was 4-0, unanimous in favor.

TOWN OF GROVELAND
2023 OCT 11 AM 11:23
RECEIVED/POSTED
TOWN CLERK

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

Absent: Jim Bogiages

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

Public Present: Robert Williams (180A Main St, Groveland), Lee Yang (301 Main St, Groveland), Matt Connors (142 King St, Groveland via Zoom)

Pursuant to Chapter 20 of the Acts of 2021, "An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency", extended by the Governor on March 30, 2023, which extended permission for boards and commissions to conduct remote meetings, the Planning Board conducted this meeting in a hybrid format.

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

MOTION: Sorenson motions to open the May 9, 2023, meeting. Goodwin seconds the motion. Voted all in favor, the motion passes.

Ligols: We will not be having an executive session this evening. At the last meeting we continued the matter of 301 Main St to May 9th at 7:15 PM, so we will have to hold off on that agenda item until that time, so we will take some items out of order.

142 King Street: Acceptance of As Built and Bond Release.

Planner: As you can see in your packets there is information from TEC as well as Matt Connors, the applicant, about the as built review. The one outstanding item is the curve warning sign that the applicant must install per the memorandum of decision. This is still outstanding because the decision states that the Highway Superintendent must approve of the location of the sign, but he is currently on vacation and will not return until next week. We do have the Operation and Maintenance that has been recorded at the registry. I know that the applicant has the sign, as he has sent me photos. Matt do you have anything else?
Connors: Peter looked at the property and I have responded to any comments he had, I've been working with Annie through the process. I have the signs and will get them installed as soon as Renny gives the okay. I would really appreciate if you could let me close out the bond because it is coming due on the 17th and it's another \$2,000.

MOTION: Sorenson motions to accept the as built for 142 King Street. McNulty seconds the motion. Voted all in favor, the motion passes.

Ligols: Just make sure the sign goes in.

Connors: It will be in as soon as Renny gives me the okay.

Planner: I will have you sign the Form G release when you sign the other documents this evening so it can all be done at once.

833 Salem Street: Decision and Plan Endorsement.

Ligols recuses himself.

MOTION: Sorenson motions to endorse the plan and decision for 833 Salem Street. Goodwin seconds the motion. Voted all in favor, the motion passes. Let the record show that Ligols was not included in the vote.

Sorenson: I think we also missed the motion to endorse the release for 142 King Street.

MOTION: Ligols motions to endorse the release for 142 King Street. Naves seconds the motion. Voted all in favor, the motion passes.

Board signs 833 Salem St Decision and Plans and 142 King St bond release.

TOWN PLANNER UPDATE

Planner: A quick update on the PRSD project as it has moved into the Groveland side of things now. They are working on the field and stadium. They have been having some intense issues with runoff issues into the wetland resource areas. Last week I was out there with many of the stakeholders for the project, West Newbury Conservation Agent, Jonathan Seymore, United Civil, WT Rich, as well as DEP. West Newbury did issue an Enforcement Order against them, and the State is looking into it as well. The contactors have done a lot of work to help to remedy these issues. The turf field for the football field is done, the lights are up, and the stadium building is moving along. Also a reminder to those who need to get sworn in must do so.

McNulty: Is there a completion date for the fields?

Planner: I can't recall right now, I believe there is some drainage associated with the baseball field. Full completion is anticipated for the fall.

MEETING MINUTES: Approval of April 18, 2023, and May 2, 2023, meeting minutes.

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.

UPDATES & DISCUSSION

Goodwin: I would just like to thank the voters of Groveland for their confidence in me and I look forward to serving the

Stokes III joins the meeting at 7:14 PM.

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.

MOTION: Sorenson motions to reopen the public hearing on 301 Main Street. Goodwin seconds the motion. Voted all in favor, the motion passes. Let the record show that Stokes III took place in this vote.

MOTION: Sorenson motions to continue the public hearing on 301 Main Street to June 6, 2023, at 7:15 PM. Goodwin seconds the motion. Voted all in favor, the motion passes. Let the record show that Stokes III took place in this vote.

OTHER ITEMS NOT REASONABLE ANTICIPATED AT TIME OF POSTING

None.

ADJOURNMENT

MOTION: Sorenson motions to adjourn the meeting at 7:16 PM. McNulty seconds the motion. Voted all in favor, the motion passes.