

# GROVELAND PLANNING BOARD MINUTES

April 22, 1997

## MEMBERS PRESENT:

Bruce Blomberg            Bob O'Hanley  
Mary Farren                Bob Arakelian  
Walter F. Sorenson, Jr.

Meeting opened at 1933 hrs. Reviewed and adopted the agenda. Note: Wally abstained from discussion and voting on this issued due to a possible conflict of interest.

Larry Ogden, Rock Woods II, Definitive Plan: Plan has been changed to reflect new street Name, EVERGREEN LANE. Submitted Form E & F and Covenant. Discussion centered on the \$ 200,000.00 surety amount which in the Boards opinion should be raised to \$ 250,000.00, the developer agreed to do this since he would put the road in prior to construction. Motion to accept Form E & F with the covenant. \$ 200,000.00 amount on Form F will be increased to \$ 250,000.00. Second by Bruce. Vote Unanimous to approve/accept. W. Sorenson abstained.

Peter Ogren of Hayes Eng. reviewed the Preliminary plan for Mathew Drive, located off of Salem Street the Preliminary Plan review dated 4-9-97 from Cammett Eng. as reviewed. Road waivers and fire hydrant locations were reviewed by the Police and Fire Departs respectively with no objections being raised by either. Discussion took place sloped granite curbing Vs cape cod berm. The PB asked for sloped granite in lieu of cape cod berm and also sidewalk on one side East Side. Motion to approve Preliminary plan with changes note above by Mary. Seined Bob A. Vote Unanimous to approve.

PB reviewed a pre existing non conformance prepared by Bradford Engineering Co dated 11-8-96 and prepared for Joseph Juveh and Elizabeth A Jennings combing an existing lot and parcel A as per ZBA notice of Decision dated 3-25-97. Motion by Bob O to sign Plan. Second by Mary. Vote, Unanimous to sign plan as presented.

While waiting for A Molito and B LONGO the PB discussed Town Counsel response to The Montabanachi property. NOTE: The PB with B. Blomberg abstaining drafted a letter to be sent to Town Counsel relative to the Montebianchi property off of King Street.

The PB discussed different options and alternatives available for resolution of an impasse with the Mulberry Street, Parker's Way subdivision off of Byfield Road. The PB will send a letter to Town Counsel asking them to outline the steps for the PB to follow to access the funds \$ 38,000.00 being held in surety to assure completion the way up to and including the binder course. Concurrent with the above, B. Longo will prepare a line item estimate for the remaining scope of the work.

NOTE: B. Blomberg abstained from discussion and voting on the following issue. N. Decoulas for lots 1,2,3,4 & 5 located on King street. After review the PB decided to reject the Plan for the following:

1. A previous plan has been endorsed by the PB and this plan did not have any explanation to approve this plan.
2. The Plan was not accompanied with filing fee.

Vote to reject plan unanimous with B. Blomberg abstaining from Discussion and Voting.

PB reviewed with Cammett Eng. the interim response to the community survey.

Motion to adjourn Bob A. Second by Mary. Vote Unanimous to adjourn meeting at 2310 hrs.

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