

GROVELAND PLANNING BOARD MINUTES

September 23, 1997

MEMBERS PRESENT:

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

Consultant: W.C. Cammett

Meeting opened at 1945 hrs. Discussed ongoing construction @ Rocky Woods II where earth material was being removed from the site in violation of the Memorandum of Decision and Memorandum of agreement with the local area residents. The PB agreed to allow removal of stumps and or boulders provided the boulders are staged in a consolidated area and then removed from the staged area at one time. The stumps can be removed on an as required basis by the developer.

Paul Birkhauser with an internal lot line adjustment, land swap of parcel 87 for parcel 89b as shown on a plan prepared by Northpoint Survey Services for Centennial Hill Realty Trust dated 9-15-97. Motion by Bruce to approve said plan with notations. Second by Mary. Vote Unanimous to approve said plan and add the notation Approval under subdivision control law not required.

Lucy Boggiatto with Atty. Wimberly Burton. Boggiatto abuts Hillview Estates and has runoff from Hillview Subdivision onto her property. Bob O. states that after talking with Kelley that he intends to Hydroseed the problem area with a special mix for strong root ground to minimize any future erosion. The PB will send a Certified letter to L. Kelley requesting his attendance at the 10-7-97 meeting to discuss his remediation plan and timetable for implementation.

Continuation of Hearing by Brady development for Matthew Drive. Abutters submitted a list of questions attached. Motion to continue hearing to 10-21-97 at 8 PM by Bruce. Second by Bob O. Vote Unanimous to continue hearing to 10-21-97 at 8 PM. Also request by applicant for an extension of the timetable to 11-30-97. Motion to grant extension by Bob O. Second by Mary. Vote Unanimous to grant extension to 11-30-97.

Jeff wheeler sign off sheet for 176 Washington Street and 1 Uptack Road for a plan that was previously approved on 4-2-96. Motion to sign the sign off sheet by Bob O. Second by Mary. Vote 3 yea, 1 abstention, B. Blomberg.

PB discussed the preliminary plan for Rocky Woods 3, Hemloch Village. Whereas the submission of the preliminary plan fail to meet many of the filing requirements the PB has voted to reject the subject plan if the applicant fails to withdraw his application, said rejection to be effective 10-7-97. See letter submitted by W.C. Cammett Eng. submitted the date.

Motion to adjourn by Bob O. Second by Mary. Vote Unanimous to adjourn meeting at 2232 hrs.

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1. What is current zoning for new lots? We were told it was 1 acre, not 30,000 sq. ft. as stated in the Notice of Intent.
2. Will swimming pools be allowed?
3. What will prevent septic systems from leaching or washing out into our back yards?
4. If top of hill tree cover is all taken off, what will keep sand hill from washing down as happened on Salem Street. Exactly what did happen on Salem Street?
5. Has Department of Army Permit been notified of intent to build? (Ref. 310 CMR-417 of Notice of Intent)
6. Has maximum annual ground water elevations with dates and location of test been done yet?
7. Flowing water needs to be included on plan, I believe. I was told that in the spring there is a run off stream on lands.
8. Hay bales to stop sand erosion?
9. Storm water management design states discharges below elev. 67.5 feet and QC 1.0 cfs by infiltration. Does this mean it is ok. to maintain a water table height according to this that would be above many of the lots on Yale Street?
10. Are Lots 5 and 6 going to clear all trees and growth off the top of the hill? If so, what will keep this sand hill from washing down into Yale Street and our houses?
11. Building within 15 feet of the rear of the property is too close to the top of the hill.
12. Existing drainage on Yale Street is questionable during heavy rain--drain in roadway already has water coming out of it instead of into it.
13. If landslide does happen, who would be responsible?
14. What are you willing to do to our property to prevent possibility of landslide?
15. After studying the plot plan a little while I realized that all the waters being collected by the storm water drains will be discharged into the existing ponded area or wetlands. I do not believe this area can currently handle all the runoff of a heavy rain storm. This increased volume I believe would be in the range of some 20,000 gallons for a rain fall of only 1/2 inch of rain.

FILE WITH MEETING MINUTES

MATTHEW DRIVE 9-23-97

QUESTIONS REGARDING MATTHEW DRIVE DEVELOPMENT

- HOW STRUCTURALLY SOLID IS THE HILL ON WHICH THEY PLAN TO BUILD? IT IS MY UNDERSTANDING THAT THE HILL IS LARGELY COMPOSED OF SAND; THIS MAY GIVE WAY, CAUSING DAMAGE TO THE ABUTTING HOMES BELOW, AS WELL AS THE NEIGHBORHOOD IN GENERAL.
- HOW WILL THIS PROPOSED DEVELOPMENT AFFECT THE NEW SEPTIC PLAN FOR 3 YALE STREET? APPROVED PLAN ON FILE WITH GROVELAND BOARD OF HEALTH, WHICH RELOCATES LEACHING FIELD TO BACKYARD, AT THE FOOT OF THE HILL.
- THE PLAN SHOWN AT THE LAST MEETING DOES NOT SEEM CONSISTENT WITH THE LAND AT THE TOP OF THE HILL (THE HILL DROPS OFF SHARPLY TO WHAT LOOKS LIKE WETLANDS BETWEEN 3 AND 5 YALE STREET). THE PLAN SHOWN TO US SHOWED ONE HOUSE LOT PARTIALLY BEHIND 5 YALE, AND ANOTHER COMPLETELY BEHIND 5 YALE. HOW IS THIS POSSIBLE?

COULD WHAT HAPPENED AT THE NETTLES SCHOOL DEVELOPMENT HAPPEN HERE? ALSO SALEM + WASHINGTON ST. PROBLEMS SHOULD BE LOOKED AT FOR SIMILARITIES.

WILL THE NEW SEPTIC SYSTEMS CAUSE EXISTING SEPTICS TO FAIL?

WILL THE REMOVED WETLANDS BE REPLACED WITH WETLANDS OF EQUAL SIZE?

LOTS 4+5 HAVE NOT BEEN PERC TESTED

ARE THE HOUSES ON THE PLAN EXACTLY WHERE THEY WILL GO?

WHO IS THE ENGINEER WORKING FOR THE TOWN?