



**Town of Groveland**  
**Economic Development, Planning &**  
**Conservation Department**  
**Conservation Commission**  
183 Main St  
Groveland, MA 01834

*Michael Dempsey, Chair*  
*Stephanie Bartelt, Vice Chair*  
*Bill Formosi*  
*Terry Grimm*  
*Fredrick O'Connor*  
*Thomas Schaefer*

**APPROVED 11-8-2023.**

**MOTION:** Grim motions to accept the 06-28-2023, meeting minutes with one correction to boilerplate. Formosi seconds. Voted 3-0-2. The motion passes.

**BOARD:**

**MEETING DATE:**

**MEETING PLACE:**

**TIME:**

**COMMISSIONERS**

**PRESENT:**

**COMMISSIONERS ABSENT:**

**GUESTS:**

Conservation Commission

**June 28, 2023**

Town Hall and Zoom

7:00 PM

M. Dempsey, T. Grim, T. Schaefer, B. Formosi

S. Bartelt, F. O'Connor

John Pettis & Brad Brooks (10 Ashcroft Cir), Brian & Lauri Knight (8 Ashcroft Cir)

TOWN OF GROVELAND  
2023 NOV 21 AM 10:25  
TOWN CLERK  
RECEIVED/POSTED

*Note: Minutes are not a transcript; see the recorded meeting for verbatim information.*

*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.*

**MOTION:** Grim options to open the meeting at 7:05 PM. Formosi seconds. All in favor – the motion passes.

**10 Ashcroft Circle – GNOI Replacement Septic System**

**MOTION:** Dempsey motions to open the hearing for 10 Ashcroft Circle. Grim seconds. All in favor – the motion passes.

John Pettis, representative: We are proposing a replacement septic system. The location is based on certain items. There's a drainage easement we can't put it in, can't put it closer to the house. We're adding an impervious barrier so that we can reduce the slopping to get further from the wetlands.

Schaefer: How far away will the erosion controls be?

Pettis: About 50 feet.

Lauri Knight: I'm sorry but there was someone taking a lot of trees down and someone there asked me where the property line was. We don't want to argue we just want to discuss it. They've taken a lot of trees down.

*Discussion with applicant, abutters, and Commission regarding the trees that were taken down.*

Dempsey: Are we happy with the erosion control location?

Schaefer: Yes. How many trees did you take down?

L Knight: A lot.

Brad Brooks: They were all on my property.

Schaefer: I understand, but within 100 feet of a wetland you need to file with the Commission.

Grim: How are you doing to decommission the existing system?

Pettis: They're going to fill it with sand.

Grim: With what kind of equipment?

Pettis: Presumably by hand or with small scale equipment. We can add erosion controls if it is more than a wheel barrel?

Grim: Yes.

Schaefer: No other option as to where to put it.

**MOTION**: Grim motions to accept this GNOI for a proposed septic system as is with some extra erosion controls for the termination for the existing system and close the hearing. Schaefer seconds. All in favor – the motion passes.

#### **11 Evergreen Ln – GRDA Pool Installation**

**MOTION**: Dempsey motions to reopen the hearing. Grim seconds. All in favor – the motion passes.

Dempsey: We talked about this at our last meeting and did a site visit. I can't think of any erosion controls that could be necessary.

Grim: If they stay beyond the shed then they wouldn't be near the wetlands and it's so flat. Maybe no equipment stored beyond the shed?

Formosi: It was all asphalt to the backyard.

Schaefer: Stockpiling takes place outside of the 100-foot buffer, beyond the stone patio there.

**MOTION**: Dempsey makes a motion to approve the GRDA with a negative determination allowing the pool installation being placed and no work in front of the shed and stockpiling outside of the 100-foot buffer on the other side of the existing stone patio and close the hearing. Grim seconds. All in favor – the motion passes.

#### **172 King St – Potential Project Question**

Dempsey: So, the people living at 172 King St which was the other home we did a site visit at, and they have some questions. They did have a wetland scientist come out. I was hoping that when they saw what it cost that they would cut back on the amount they were planning on filling and get some advice on how to cut back on their plans.

Formosi: I think they're still very close though.

Dempsey: If they were just adding a couple of inches of topsoil, I think they could get away with not filing a NOI, but they keep saying fill and that would require a NOI. They need to decide if they want to go down that road.

Formosi: Couldn't we require a wetland scientist?

Dempsey: We could.

Grim: It really depends on the scope of the project.

Schaefer: If they want to just spread some loam, I see no problem with that.

**Manor Dr – Fee Reduction Request**

*Grim recuses himself as an abutter.*

Dempsey: *Reads the following into the record.*

"Groveland Conservation Commission,

As representative to the applicant for the work proposed at Manor Grove, we are requesting a determination be made on the permit fees for the NOI. The Groveland Wetland Protection Bylaw Fee Schedule does not adequately address fees for multiple buildings in an apartment complex. The work under the NOI includes building new decks, staircases, and underground sump lines within the 100 ft buffer zone.

Thank you,

Paul Bergman, PE  
Taylor Moylan, EIT  
Staff Engineer  
Bergman & Associates, Inc.  
20 Washington St.  
Haverhill, MA 01832  
978 372 1125"

Dempsey: Our fee schedule says \$200/dwelling, which I believe is \$200/dwelling rather than per building. So, it would be \$5,600.

*After some discussion, the Commission decided that the fee should remain as written in the fee schedule.*

**Pentucket Regional School**

Schaefer: As an update for those who were not at the site visit - we slightly tweaked the location of the markers, but we'll take another look in August/September once they get closer to completion.

**Trail Work**

Dempsey: A couple of things that weren't on the report – Jim wants to develop an overall strategy for our property trails, addressing maintenance, promotion, anything special about a particular site, etc. He and I are going to work on that. He's still working on finding the right material for the trail signs, and, he is ready to purchase the wood for the bridge work in Meadow Pond. Hoping to have a workday in late August/early September.

**Environmental Program Coordinator Update**

Schindler: There will be two Notice of Intent on the next agenda, so it will be a longer meeting.

### **Open Discussion**

*Commission continues discussion regarding putting a boilerplate together for building permit applications for roofing, siding, window work, etc.*

Dempsey: So, this would be used for roofing and siding. I think this letter should always be signed off by the Chair so we know about it.

Schindler: PermitLink does not work in that way. The way the comments are issued is through the portal and are essentially an email. There is no signature.

Schaefer: I think we should be very specific on what's allowed so that people don't start with a roofing permit, and then they change their permit and do more work than what was originally permitted. Do you get notifications on permit link?

Schindler: Yes, I get notifications when certain permits are filed for.

*Schindler will put together a boilerplate for PermitLink.*

**Next Meeting** – July 12, 2023

### **Adjournment**

**MOTION:** Grim moves to adjourn at 8:07 pm. Schaefer seconded. All in favor – the motion passes.