



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
DJ McNulty
Chris Goodwin
Jason Naves, Associate

Board/Committee Name: PLANNING BOARD
Date: TUESDAY, October 16, 2023
Time of Meeting: 7:00PM
Location: Town Hall, 183 Main Street
Groveland, MA 01834

APPROVED 1-9-2024

Present: Brad Ligols, Chris Goodwin, Jason Naves, DJ McNulty

Absent: Walter F. Sorenson Jr., John Stokes III

Staff Present: Annie Schindler (Town Planner & Conservation Agent), Rebecca Oldham (Town Administrator)

Public Present: Emily Innes, Michael Wang

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

MOTION: Ligols motions to open the October 16, 2023, meeting. Goodwin seconds the motion. Voting in favor; Ligols, Goodwin, McNulty. The motion passes unanimously.

COMPREHENSIVE MASTER PLAN: Hear presentation & vote on the Comprehensive Master Plan for the Town which has been created in accordance with MGL Section 8ID. The Draft Plan and an accompanying survey is available on the Town's website at <https://grovelandma.com/grants-projects/>.

Ligols: Reads the above notice.

Naves joins the meeting.

Emily Inness: I am Emily Inness of Innes and Associates and I'm here with my colleague Michael Wang of Form & Place. Tonight, I have a presentation for you on the Comprehensive Plan for Groveland. We were the consultant team who helped steer the Comprehensive Plan. This process included a Steering Committee, multiple public engagement workshops, online surveys and two attendances at Groveland Day.

Michael Wang: As you all know there was a draft Master Plan back in 2001, so we used that vision statement in our first survey to see if people today still thought this was relevant, and 75% of people thought so. Looking at other plans such as the Open Space & Trails Plan, Complete Streets, Housing Production Plan, etc. to fine tune this vision statement. What you see now is a vision statement that talks about the identity of Groveland that focuses on the important aspects residents and plans have identified. There has been an emphasis on preserving the natural environment and existing neighborhoods, as well as other factors. Comprehensive planning is a long-range plan to help a town reach its goals. The plan consists of land use, housing production and development, etc. categories, and we looked at them geographically throughout Town through different areas of Town, specifically, Route 97 near Salem St, the intersection of Salem St and Washington St/Veasey Park, and Elm Park and Main St/the Pines. Through this we created the four goals outlined in the plan.

Innes: The Plan is set up based on these three geographic areas, a fourth being the rest of the Town and just preserving it as neighborhoods. The other three to enhance the areas. In the Plan there is an implementation plan table. In the plan you can see the goal and a series of actions and

organizations/boards/departments that would be part of the implementation of these actions, there is then a timeline, a priority, and then the elements of the legislation. This plan is meant to be a living document and how to get to the goals that are identified. Next steps would be for the Planning Board to adopt the plan on behalf of the community per Mass General Law, and then the Planning Board and Board of Selectmen are generally responsible for implementation. Comprehensive Plans are good for supporting grant applications. Some actions include zoning changes, some will also require further planning efforts, such as the ongoing planning with 150 Center St/Strawberry Fields.

Ligols: Do we want to take a look at this step by step? This is my first Master Plan. Instead of just adopting it, should we go step-by-step? Has the Board had a chance to read the whole thing?

Board: We've read most of it.

McNulty: What are the thoughts of the Steering Committee?

Naves: The first draft of the plan has already been commented on by department heads and I think those comments have been taken into account. It is really phenomenal work. The comments have been used to direct the plan so that moving forward we're working in the right direction.

Ligols: Should we get someone to look at 40Bs, structures, zoning aspect of it, setback aspect of it?

Goodwin: The Master Plan doesn't have that level of detail on it.

McNulty: We would make decisions on those as they come up, this is just a plan to get grants to give us an idea of what the future would look like, almost summaries on a much larger scale. We would have to come up with ideas on how the Town should progress and adjust. This is more so stating what the Town will look like.

Goodwin: This will also help us focus on goals moving forward and who to get involved to make those goals happen.

McNulty: And it's what the public asked for.

Ligols: If we adopt the plan, is this a ten-year process?

Innes: Generally, they are a rolling ten-year plan. Some communities will do an annual review, some are starting to do a five-year review. There is no 'you must do this every ten-years' requirement.

Ligols: I'm all for adopting the plan, I just want to make sure we can see it through.

Wang: You can think of this as a roadmap, but with the understanding that your priorities will evolve. But this plan has identified some short term and long-term goals but none of them are sequential. It provides you with the steps to how to accomplish these goals and there are options as well.

Ligols: Are you here along for the road map, or were you just here to create the plan and then you're done?

Innes: That is correct, our contract is complete upon the completion of the Plan, but there are components that Michael or I can help with at a later date under a new contract.

Ligols: Maybe Annie or Rebecca can answer this. In the future, do we have the money coming in for this? Is there more grant money?

Planner: It gives the Town the tools to find money available to accomplish different aspects of the Plan. The document will help guide the Board; for example if we get monies to re-do our zoning the Board can look at this document and see what the Town's residents want to see happen. This Plan is the Town's to work with, not a consultant's. It is the responsibility of the Town to enact the changes they want to see themselves. So, while of course we will need funding to do so, it is not the job of the consultant to do that.

Ligols: I just want to be able to accomplish the plan, there's only so much we can do. What happens if we hit roadblocks?

Goodwin: We shouldn't see this plan as a failure if we don't accomplish everything because that just isn't feasible. We need to look at what we can feasibly do. Everything will potentially have a roadblock though.

McNulty: The Steering Committee has been working with the planners to get this done, have they gone to recommend it?

Naves: Yes, that is why we had the joint presentation with the Planning Board and Select Board.

Planner: You are approving/endorsing work for the next 10 years. This does not check work off your list but adds to it, but that is the purpose of this document. It's work the town wants to see to make the town better.

Innes: I think of it as a guidance document because without it boards could be working in different directions. With this everyone is heading in the right direction. It allows different boards to look at one topic and have common discussions, everyone is working from the same document.

McNulty: This is what the town has also decided they want as goals to work towards. I'm good with it.

MOTION: Goodwin motions to approve the Comprehensive Master Plan for the Town of Groveland as presented. McNulty seconds. Voting in favor; Ligols, Goodwin, McNulty, Naves. The motion passes unanimously.

Ligols recuses himself for the next item as he is the owner/developer of 833 Salem Street.

MOTION: McNulty motions to appoint Goodwin as temporary chair. Naves seconds. Voting in favor; Goodwin, McNulty, Naves. The motion passes unanimously.

833 SALEM STREET: Construction update & request to reduce frequency of construction monitoring.

Ligols: We have begun construction, the stormwater basin is in, the grass is growing. The hill is stable, the hydrant is in, the water line is in but not active. Basically, all the infrastructure is in and we're going to be starting on foundations and slabs tomorrow. We're looking for the monitoring to be not as frequent as it has been because all the SWPPP is in place, and we'll probably be looking for a bond reduction at the next meeting if TEC sees fit. They will start the structures in November, be done with paving in December, it should hopefully be done in January.

Planner: I met with TEC last week and I mentioned to them that Brad would be looking for a reduced monitoring schedule. The decision condition #12 dictates the construction monitoring. There is weekly construction monitoring and construction monitoring that is specific to the SWPPP. When I spoke to TEC they recommended waiting to cut back until everything had been stabilized and they were considering that to be grass, foundation slab, or binder to be stable.

McNulty: Have they provided any reports for any heavy rain events?

Planner: I receive weekly reports from TEC, so far I've received 24 field reports.

McNulty: How do they look?

Planner: Good. On the most recent one I know there was a note about the construction entrance being clogged up.

Ligols: It wasn't clogged up we just added the waterline. We had to bring over the water because it was on the other side of the street. They dug that whole area up to install the waterline. At this time, we're probably not going to put down any more gravel, nothing is hitting the street and everything is dry right now and if it rains they're pretty good at cleaning up the street after. The general contractor will sweep the street after.

Naves: And that is one of the standards from TEC?

Planner: It was more so not having any loose or disturbed soil, dirt, etc. I don't know if the stockpiles were considered.

Ligols: The stockpile has been there since we started and has been pretty stable. There's a silt fence behind it. No mud out on the street. It starts at Salem St and drops seven feet. It's a bowl basically. Whatever TEC wants, I'm okay with that.

McNulty: So, when you talk reduction frequency, what are you looking to reduce it to?

Ligols: Every other week, they would still come out for a half inch of rain.

Goodwin: If we reduce it to bi-weekly, would they still go out for rain events?

Planner: Yes. Also note in condition #12 there are specific items that TEC is supposed to observe.

Goodwin: Are you okay with that happening when the foundations are in?

Ligols: Yes.

Naves: I think at the very least should wait for TECs opinion on the reduction of the visits. We could do that at the same time as the bond reduction.

MOTION: Naves motion to table to the next meeting. McNulty seconds. Voting in favor; Goodwin, McNulty, Naves. The motion passes unanimously.

Ligols rejoins the Board.

MINUTES: Approval of the June 6, 2023, meeting minutes.

Planner: Apologies, I realized I didn't send out the draft with your digital packet last week, so you haven't had time to review the minutes. I've added the paper copies to your packet for tonight to review prior to the next meeting.

MOTION: Ligols to put the June 6, 2023, meeting minutes to the October 30, 2023, meeting agenda. Naves seconds the motion. Naves seconds. Voting in favor; Ligols, Goodwin, McNulty, Naves. The motion passes unanimously.

TOWN PLANNER UPDATE

Planner: In your packet you will see correspondence from someone on Cannon Hill Ave. I only received this email this afternoon. I wanted to share it with the Board as they requested it to be on the next Planning Board meeting agenda.

Ligols: *Reads part of the letter into the record, see below.*

"I am writing to you as a concerned homeowner. There is a (NO CUT) 30' Buffer Zone adjacent to my property. This was implemented 2015-2016 when a subdivision of 5 homes were built therefore creating Homestead Lane. There have been several occasions when property owners of 6 Homestead Lane have violated the restrictions put on this buffer zone. They have cut trees and removed much needed brush from this no cut area. Local law officials were contacted, and the Planning Board was made aware. (Most recent cutting November 2022)

Last week we observed the spray painting of the next marked trees to go and immediately notified the town. It was the suggestion to send this letter to express our concerns. In the meantime, we wait to come home to a cleared lot. (To late then)

My concern is that if enough of the environment is removed, and deforestation to the buffer zone, I fear water damage will occur again to my property and others. We have already experienced water from the run-off. The main idea of the buffer zone is to help and hopefully eliminate the excessive water runoff. The loss of trees and other vegetation can cause desertification, soil erosion, and flooding.

Homeowners of 6 Homestead Lane have been notified again and reminded of the NO CUT Buffer Zone, but I am hesitant to believe any action by the town will have any effect on their decision to basically eliminate all the trees.

My request as homeowner of 25 Cannon Hill Ave.

- **An evaluation of distance 30' Buffer zone.**
- **Questionable fence installation.**
- **Impose substantial fines for cutting trees.**
- **Asking for a budget for trees to be replanted to help with vegetation.**

I look forward to discussing my concerns with you at the next Planning Board meeting on October 30, 2023.

Katherine Weaver”

Ligols: So, the Planning Board was made aware?

Planner: Last year, in November, the residents at Cannon Hill Ave cut trees down. I called their neighbor at 6 Homestead Ln; they had said they cut down dead trees. I explained to them that their covenant had to be approved by the Planning Board prior to removal. The covenant does allow of dead trees to be removed.

Goodwin: Could we have Sam go out in the interim to see what he says?

Planner: Yes.

MOTION: McNulty motions to place 6 Homestead Lane on the agenda for October 30 with further details and information. Goodwin seconds. Voting in favor; Ligols, Goodwin, McNulty, Naves. The motion passes unanimously.

OTHER ITEMS NOT REASONABLE ANTICIPATED AT TIME OF POSTING

Planner: Just a plug for Pumpkinfest which is this upcoming Thursday. We will be hearing 912 Salem Streets application on November 12th.

NEXT MEETING October 30, 2023

ADJOURNMENT

MOTION: McNulty motions to adjourn the meeting. Goodwin seconds. Voting in favor; Ligols, Goodwin, McNulty, Naves. The motion passes unanimously.