



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, September 5, 2023
Time of Meeting: 7:00PM
Location: Town Hall, 183 Main Street
Groveland, MA 01834

APPROVED 1-9-2024

Present: Jason Naves, Brad Ligols, Chris Goodwin, John Stokes III
Absent: DJ McNulty, Walter F. Sorenson Jr.
Staff Present: Annie Schindler (Town Planner & Conservation Agent)
Public Present: John Riley & Brian Geaudreau (for Comcast)

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

PUBLIC HEARING - CONTINUED

4 FEDERAL WAY: The Planning Board shall hold a public hearing on the application made by MTC Mechanical Co. Inc, for the premises located at 4 Federal Way, Map 49 Lot 005-G, located in the Industrial (I) a special permit for a diesel generator in the Aquifer Protection District Zone II (Section 50-6.2(G)(e) of the Groveland Zoning Bylaw.

Ligols: Reads the public notice.

Geaudreau: Here on behalf of MTC Mechanical and Comcast. Please let me know if you have any questions.

Stokes III: Last time we had some questions about the diesel being so close to the aquifer.

Ligols: As well as a 10 mm poly barrier underneath. A lot of this is going to fall under the Fire Dept with fire protection. Is there anything that the Board wants to see added?

Geaudreau: There will be an active alarm system with 24-hour monitoring so if the alarm does go off, they will be contacted.

Stokes III: We've seen these types of things before and have always been concerned with response time.

Geaudreau: The alarm company would be the first notified.

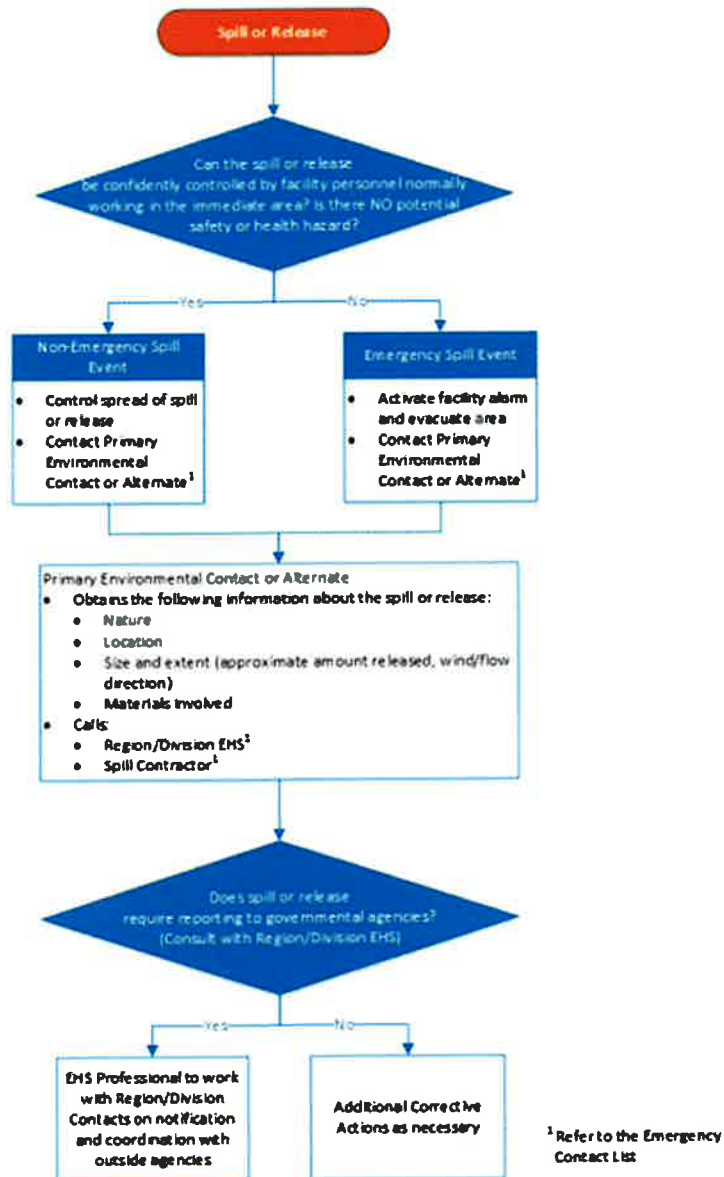
Ligols: There would be a response from the Fire Dept., a response from ChemTrec, the responsibility of the driver if he overfills the tank. I mean who's to say that we don't have a problem like Lawrence, North Andover or Andover did with gas, propane's even more volatile.

Geaudreau: We did issue a copy of our Spill Prevention Control and Counter Measure Plan which includes who is responsible with their contact information. It goes through the logic tree of what happens, who to contact, procedures to follow, and again this will be permitted by the Fire Department.

Goodwin: Can you please read the logic tree for everyone, so it is read into the minutes for the record?

Geaudreau: Presents the following chart.

Spill Response Flow Chart



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The following two pages outline the Spill Response Standard.

Goodwin: So as far as the notifying parties when there is a notifying spill event that personnel onsite are not immediately able to contain, who is the first person to be contacted?

Gaudreau: On page 51 you can see all the contact information.

Ligols: I think we should put the Groveland Fire Department as the first point of contact for a spill. I don't see ChemTrec as part of this notification.

Geaudreau: I would also like to call your attention to page 2, there are 5 specific cell phones within Comcast Regional and more local. All of their phones and office numbers are listed.

Goodwin: I would like to also see someone at the top of the response chain.

Geaudreau: We can provide an updated list if that is made a condition of approval.

Ligols: I want to see ChemTrec as part of it as well. It is the usual standard procedure on a spill. What is the proximity to the wetlands?

Geaudreau: The 100-foot buffer only just touches part of one of the generators.

Ligols: How many gallons?

Stokes III: Are there any specific delineations shown for the Aquifer Protection Overlay?

Planner: The entire site is within the overlay. We only have three zones total.

Geaudreau: On the tanks there is a 1,760-gallon tank and 876-gallon tank. The larger one is located outside of the buffer zone.

Ligols: I would like to see containment.

Geaudreau: We had spoken about containment before and we were proposing the double-walled tank with the alarm system was containment, and we agreed to the 10 mm poly, now you're looking for full containment of the two tanks?

Ligols: Cement containment around the double walled tank.

Geaudreau: To be frank if that's what would make the Board feel more comfortable that's what we'll do.

Ligols: As far as access for the tank, where will the delivery truck enter?

Geaudreau: They will enter the existing driveway where it is already paved.

Ligols: I think the Board and the Town our job is to protect the Town we've already had the Valley Screw incident so I think for this part I would like to see containment. I don't know if you would do this in-house or reach out to an environmental engineer.

Geaudreau: We have Arcadis who developed the plan so they will be the ones specifying the containment.

Ligols: Should we continue it until we see the containment?

Geaudreau: If I may suggest that you condition the approval based on seeing the final plans before a building permit if the Board is agreeable.

MOTION: Goodwin motions to approve the application for 4 Federal Way with the conditions that Groveland local emergency contact whether that be Fire Department or other is moved to the top of the alarm notification chain and that there are containments built around both tanks that are applicable for the volume of the tanks and that the Board has a view of the plans before they are signed off accordingly.

Ligols interrupts and says that they are going to be done by Hancock's subcontractor engineering firm, who will show where the cement if that is a double pour there has to be specialized caulking around.

Goodwin, continues and says, containment to industry standards. Stokes III seconds the motion. All in favor, the motion passes.

MINUTES – Approval of May 9, 2023, minutes.

MOTION: Ligols motions to approve the minutes. Goodwin seconds the motion. All in favor, the motion passes.

TOWN PLANNER UPDATE

Planner: I received the escrow agreement form for 912 Salem Street, so TEC has begun their review. They will also have to go through a Notice of Intent process with the Conservation Commission. Still waiting for a couple of things from Oakland and Benjamin regarding the as-builts. I also received the as-built for Billis Way, TEC will need to do a review, as well as the other relevant boards/departments. We are still working on getting the taxes up to date.

OTHER ITEMS NOT REASONABLY ANTICIPATED

None.

NEXT MEETING

October 3, 2023.

ADJOURNMENT

MOTION: Ligols motions to adjourn at 8:26PM. Goodwin seconds the motion. All in favor, the motion passes.