



Town of Groveland
Economic Development
Planning & Conservation Department
Planning Board
183 Main Street
Groveland, MA 01834

Brad Ligols, Chair
Walter F Sorenson Jr, Vice-Chair
Chris Goodwin
John Stokes III
DJ McNulty
Jason Naves, Associate Member

MEETING NOTICE

(M.G.L Chapter 30A Sections 18-25)

Board/Committee Name: PLANNING BOARD
Date: TUESDAY, February 20, 2024
Time of Meeting: 7:00 PM
Location: Town Hall 183 Main Street
Groveland, MA 01834
Signature: *Annie Schindler*

AGENDA

Join Zoom Meeting

Meeting ID: 939 9517 4414

Passcode: 948618

For discussion and possible vote:

929 – 931 SALEM STREET: Review of vault storage plans.

912 SALEM STREET: Signatures on special permit.

BILLIS WAY: As Built/Roadway Acceptance.

CORESPONSENCE: 944 Salem Street ZBA Application.

TOWN PLANNER UPDATE

OTHER ITEMS NOT REASONABLE ANTICIPATED AT TIME OF POSTING

NEXT MEETING March 19, 2024

ADJOURNMENT



NOTICE OF DECISION
SITE PLAN APPROVAL
STORMWATER MANAGEMENT & LAND DISTURBANCE

912 SALEM STREET

PETITIONER:	Mark A. Abare 144 Hilldale Ave Haverhill, MA	DATE:	February 13, 2024
PROJECT ADDRESS:	912 Salem Street Groveland, MA 41-095-0	HEARING:	October 30, 2023, November 28, 2023, December 19, 2023, January 9, 2024

YOU ARE HEREBY notified of the Decision of the Planning Board on the application made by Mark A. Abare (the “Applicant”) for property owned by William T. Bryan III of 158 Academy Ave, Weymouth, MA 02188, located at 912 Salem Street, Groveland MA, Assessors Map 41 Lot 095, located in the Industrial (I) Zoning District, where the project is location, and the Residential 1 and Residential 2 Zoning District (the “Property”) for a Site Plan Approval and Special Permit in accordance with the Groveland Zoning Bylaw and the Groveland Stormwater & Land Disturbance Bylaw.

As set forth in the application filed with the Board and testimony, the Applicant sought Site Plan Approval and Stormwater Management and Land Disturbance Permit to construct a 18,800 square foot contractor building with 36 parking spaces and associated stormwater management features.

The application was filed on August 28, 2023. The first hearing took place on October 30, 2023, and was continued to November 28, 2023, December 19, 2023, January 9, 2024. The hearing was advertised in the Lawrence Eagle-Tribune on October 16, 2023, and October 23, 2023. All abutters were notified via Certified Mail Return Receipt.

The following members were present: Brad Ligols, Walter F Sorenson Jr., DJ McNulty, Chris Goodwin, and Jason Naves. John Stokes III was unable to vote due to missing multiple hearings, therefore Jason Naves was the fifth voting member in this matter.

FINDINGS OF FACT

The Board makes the following findings in connection with this Decision, which references the criteria for the granting of a Special Permit in the Groveland Zoning Bylaw Section 14.6(A).

- (1) Social, economic, or community needs which are served by the proposal.

The Board finds that this proposal will contribute to economic development within Town and provide for the community need for people to store their work equipment.

- (2) Traffic flow and safety, including parking and loading.

The Board finds that this condition has been addressed adequately throughout the application and hearing process.

(3) Adequacy of utilities and other public services.

The Board finds that this condition has been met as utilities will be installed underground/per the utilities requirements and the lighting has been designed to meet DarkSky principles.

(4) Neighborhood character and social structures.

The Board finds this condition has been met.

(5) Impacts on the natural environment.

The Board finds that this condition has been met through the design of the project, as well as addressed through an Order of Conditions issued by the Conservation Commission.

(6) Potential fiscal impact, including impact on Town services, tax base, and employment.

The Board generally finds that this project will have no negative impact on Town services, namely school enrolment, or the tax base, and will have a positive impact on employment.

(7) Consistency with the Town of Groveland Community Development Plan or the Town of Groveland Master Plan.

The Board finds that this project consistent with the goals outlined in the Groveland Comprehensive Master Plan.

For the reasons set forth above, the Board finds that the project as proposed is in compliance with the Town of Groveland Zoning Bylaw and General Bylaw.

DECISION

After the meeting on the above dates, and upon a motion by Walter F. Sorenson Jr., seconded by Chris Goodwin, the Planning Board APPROVES the application for 912 Salem Street Stormwater Management and Land Disturbance Special Permit as discussed with the conditions and restrictions discussed this evening (*January 9, 2024*) along with the final engineering report and necessary corrections. A roll call vote was taken. Voting aye: Sorenson, McNulty, Ligols, Goodwin, Naves. The motion is approved unanimously.

After the meeting on the above dates, and upon a motion by Walter F. Sorenson Jr., seconded by Dennis McNulty, the Planning Board APPROVES the Site Plan Approval decision with the corrections and modifications as listed with TEC and final engineering report. A roll call vote was taken. Voting aye: Sorenson, McNulty, Ligols, Goodwin, Naves. The motion is approved unanimously.

SPECIAL CONDITIONS

- 1) The Planning Board shall enforce all conditions in this Memorandum of Decision.
- 2) A Knox box Key box shall be provided for Fire Department use. The box shall be located at the discretion of the Fire Chief and include keys for the fence gate and building.
- 3) Any change or expansion in use and any additional tenants shall require the Owner to present a proposal to the Planning Board to determine if the modifications require further Site Plan Approval and to provide proof that adequate parking is on site. If the required parking is not provided and additional parking is needed, the Owner shall file for a Parking Reduction Special Permit as stated in Section 9 of the Groveland Zoning Bylaw.
- 4) The sign shall be approved by the Building Commissioner as required under Section 11 of the Groveland Zoning Bylaw. A copy of the approved design and dimensions shall be provided to the Planning Board. The sign shall not be illuminated from 11PM to 7AM as required under Section 11.4.12.
- 5) The project site is located in Zone 2 of the Aquifer Protection Overlay District. All items listed under Section 6.2.1 of the Groveland Zoning Bylaw are prohibited. Specifically, please note the following sections:
 - d) petroleum, fuel oils, and heating oil bulk stations and terminals including, but not limited to, those listed under Standard Industrial Classification (SIC) Codes 5171 and 5983. SIC Codes are established by the US Office of Management and Budget and may be determined by referring to the publication, Standard Industrial Classification Manual, and other subsequent amendments;
 - e) storage of liquid hazardous materials, as defined in G.L. c.21 E, and liquid petroleum products, unless such storage is:
 - 1) above ground or floor level; and
 - 2) on an impervious surface; and
 - 3) either in container(s) or above ground container(s) within a building or outdoors in covered container(s) or above ground tank(s) in an area that has a covered containment system designed to hold either 10% of the total possible storage capacity of all containers, or 110% of the largest containers storage capacity, whichever is greater.
 - f) storage of deicing chemicals unless such storage, including loading areas, is within a structure designed to prevent the generation and escape of
 - h) discharge via floor drain(s), with or without pretreatment (such as an oil/water separator), to the ground, a leaching structure, or septic system, in any industrial or commercial facility if such floor drain is located in either:
 - 1) an industrial or commercial process area; or
 - 2) a petroleum, toxic, or hazardous materials and/or waste storage area.
 - j) storage of commercial fertilizers, as defined in G.L. c. 128, §64, unless such storage is within a structure designed to prevent the generation and escape of contaminated runoff or leachate.

PRIOR TO ANY SITE WORK & ISSUANCE OF A BUILDING PERMIT

- 6) The Memorandum of Decision must be recorded at the Southern Essex Registry of Deeds. Two (2) copies of the signed and recorded Memorandum of Decision must be delivered to the Planning Board.
- 7) A Performance Guarantee in the form of a bond, cash or letter of credit, and in the amount of \$50,000 shall be posted for the purpose of ensuring that the site is constructed in accordance with the approved plans, including land restoration, and that a formal as-built plan is provided.
- 8) The Applicant shall obtain approval from the Groveland Board of Health for the proposed septic design. Documentation shall be provided to the Planning Board.
- 9) A construction schedule shall be submitted to the Planning Board for the purposes of tracking the construction and informing the public of anticipated activities on-site.
- 10) A pre-construction site meeting shall be held with the Applicant, contractor, Town Planner, Building Commissioner, Conservation Agent, Water and Sewer Superintendent, Fire Chief, Groveland Municipal Light General Manager, Highway Superintendent, and construction monitor.
- 11) The Peer Review Engineer will perform construction monitoring. The monitor will oversee the construction to ensure that the site is built according to plan. The monitor shall make inspections of the project and file monthly reports to the Planning Board throughout the duration of the project. The frequency of inspections may be adjusted in coordination with the Town Planner based on the construction phase and weather conditions. The reports shall detail areas of non-compliance with the approved Plans, and any corrective-actions taken. Specifically, the Applicant shall notify the Planning Board at least two (2) working days before each of the following event:
 - a. 14.10.2.1 Erosion and sediment control measures are in place and stabilized, and site clearing limits are clearly marked in the field.
 - b. 14.10.2.2 Site Clearing has been substantially completed
 - c. 14.10.2.3 Rough Grading has been substantially completed
 - d. 14.10.2.4 Final Grading has been substantially completed
 - e. 14.10.2.5 Close of the Construction Season; stabilization of the site.
 - f. 14.10.2.6 Final Landscaping (permanent stabilization) and project final completion.
- 12) Per Section 14.10.3, the monitor shall make weekly inspections of the project, provide monthly reports to the Planning Board, and detail any areas of non-compliance and corrective actions. The monitor will also provide reports following heavy rain events (storm events greater than 0.5 inches).
- 13) Fire hydrants will be on site and functional prior to the issuance of a building permit.

DURING CONSTRUCTION

- 14) The construction contractor shall employ all available best-management-practices for the control of dust, including but not limited to watering, planting, stabilization, track-out shaker plates, and/or stockpile coverings.
- 15) Catch basins shall be adequately protected and maintained to prevent siltation into drainage structures.
- 16) Stockpiles must be appropriately stabilized and/or covered.
- 17) It shall be the responsibility of the Applicant to assure that no erosion from the construction site shall occur which will cause deposition of soil or sediment upon adjacent properties or public ways, except as normally ancillary to off-site construction. Discovery of off-site erosion will be a basis for the Planning Board to make a finding that the project is not in compliance with the approved Plans. In the event off-site erosion is discovered as a result of construction activity, the Planning Board shall give the applicant written notice of any such finding within 48 hours to provide evidence of corrective action.
- 18) In an effort to reduce noise levels, the Applicant or contractor shall keep in optimum working order, through regular maintenance, any and all equipment that shall emanate sounds from the structures or site.

PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY

- 19) The Applicant must submit a letter from the architect and engineer of the project stating that the landscaping and site layout substantially complies with the Plans referenced in this Memorandum of Decision as endorsed by the Planning Board. Alternatively, the applicant may provide a bond, determined by the Planning Board, to cover the full amount of the landscaping materials and installation if weather conditions do not permit the completion of the landscaping prior to use of the building.
- 20) The Building Commission shall receive sign offs from the Water & Sewer Department, Groveland Municipal Light Department, Conservation Commission, and Fire Department prior to issuing any occupancy or temporary occupancy.
- 21) The Planning Board will review the site; any screening as may be reasonably required by the Planning Board will be added at the Project Owner's expense.

PRIOR TO THE RELEASE OF ALL SECURITY AND ESCROWED FUNDS

- 22) The Applicant shall submit an as-built plan stamped by a Registered Professional Engineer in Massachusetts that shows all construction, site design, including stormwater structures and other pertinent site features. One paper copy and one electronic copy (PDF) shall be submitted to the Town Planner. If over 1 year has elapsed from the issuance of the Certificate of Occupancy, the Applicant must submit a second letter from the architect and engineer verifying that the landscaping and site layout substantially complies with the Plans referenced in this Memorandum of Decision as endorsed by the Planning Board.

- 23) The Planning Board must, by a majority vote, make a finding that the site is in conformance with the approved plan.

GENERAL CONDITIONS

- 24) Subject to the Conditions contained herein, the Project shall be substantially constructed in accordance with the Record Plans, which are on file with the Planning Board.
- 25) Any action taken by a Town Board, Commission or Department which requires changes in the plan or design of the buildings, as presented to the Planning Board, may be subject to modification by the Planning Board.
- 26) If the Applicant wishes to modify the approved Record Plans, it shall submit proposed modifications to the Planning Board. Where such modification is deemed substantial, the same standards and procedures applicable to an original application for site plan approval, aquifer protection district special permit and stormwater management and land disturbance permit shall be required by the Planning Board; provided, however, that the Planning Board may determine that a proposed modification is insubstantial and approve the same without the need for any further Planning Board approval or hearing. Authorization to modify the Record Plans shall be obtained prior to any substantial modification in the field.
- 27) The contractor shall contact Dig Safe at least 72 hours prior to commencing any excavation.
- 28) Gas, telephone, cable, and electric utilities shall be installed underground as specified by the respective utility companies. Lighting associated with the project must adhere to DarkSky principles.
- 29) The Applicant shall at all times use all reasonable means to minimize inconvenience to residents in the general area.
- 30) All site work and construction will adhere to the requirements of the Groveland General Bylaw Section 219-9 to Section 219-12 which denote the allowed hours of work and exceptions.
- 31) All materials shall be stored inside or in a designated outdoor area that will not limit parking spaces.
- 32) To prevent unsightly or abandoned cars onsite, there shall be no vehicle storage or unregistered vehicles and no overnight storage of vehicles unless the vehicle is associated with a tenant of the building.
- 33) The Applicant is responsible for conducting a field assessment of the signal operations of the traffic light at the intersection of School Street and Salem Street at 75% building occupancy to ensure that the timing of the traffic light is proper for the increased traffic. This may require adjusting the timings of the traffic light as needed.
- 34) This Site Plan Approval shall be deemed to have lapsed after January 9, 2025, (one year from the date granted), exclusive of the time required to pursue or await determination of any appeals,

unless substantial use or construction has commenced within said one-year period or for good cause as determined by the Planning Board.

- 35) This Stormwater Management and Land Disturbance Permit shall be deemed to have lapsed after January 9, 2027, (three years from the date granted), exclusive of the time required to pursue or await determination of any appeals, unless substantial use or construction has commenced within said three-year period or for good cause as determined by the Planning Board.
- 36) The Applicant is hereby notified that should the Applicant disagree with this decision, the Applicant has the right under MGL c.40A Section 17, to appeal this decision within twenty days after the date this decision has been filed with the Town Clerk.
- 37) The following information shall be deemed part of the decision:

Plan titled: SITE PLAN FOR REDEVELOPMENT 912 SALEM STREET – GROVELAND, MA

Prepared for: Mark A Abare, 144 Hilldale Avenue, Haverhill MA

Prepared by: R.J. O’Connell & Associates, Inc. 80 Montvale Ave, Suite 201, Stoneham MA

Scale: Varies

Date: August 11, 2023 and revised to February 7, 2024

Sheet: C-0, EX-1, EX-2, N-1, C-1, C-2, C-3, C-4, L-1, L-2, L-3, L-4, C-5, C-6, C-7, C-8 (on file in the Economic Development, Planning and Conservation Department)

Report titled: Stormwater Management Report 912 Salem Street Groveland Massachusetts

Prepared for: Mark A Abare, 144 Hilldale Avenue, Haverhill MA

Prepared by: R.J. O’Connell & Associates, Inc. 80 Montvale Ave, Suite 201, Stoneham MA

Date: August 11, 2023, revised to November 27, 2023.

The Planning Board APPROVES the application for Site Plan Approval and Stormwater Management and Land Disturbance.

PLANNING BOARD

Approved on January 9, 2024.

Brad Ligols, Chair

Walter F. Sorenson Jr.

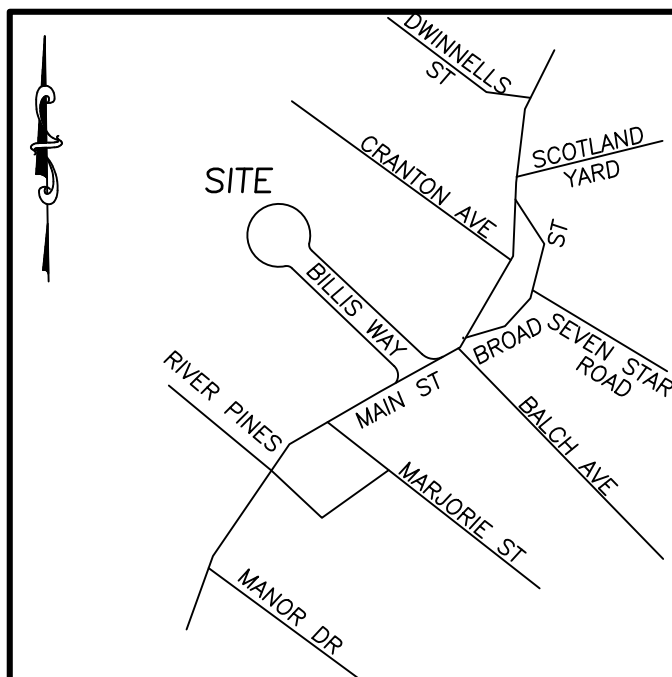
DJ McNulty

Chris Goodwin

Jason Naves, Alternate

cc:

Town Departments
Applicant
Abutters



LOCUS MAP
N.T.S.

UNDERGROUND UTILITY NOTE

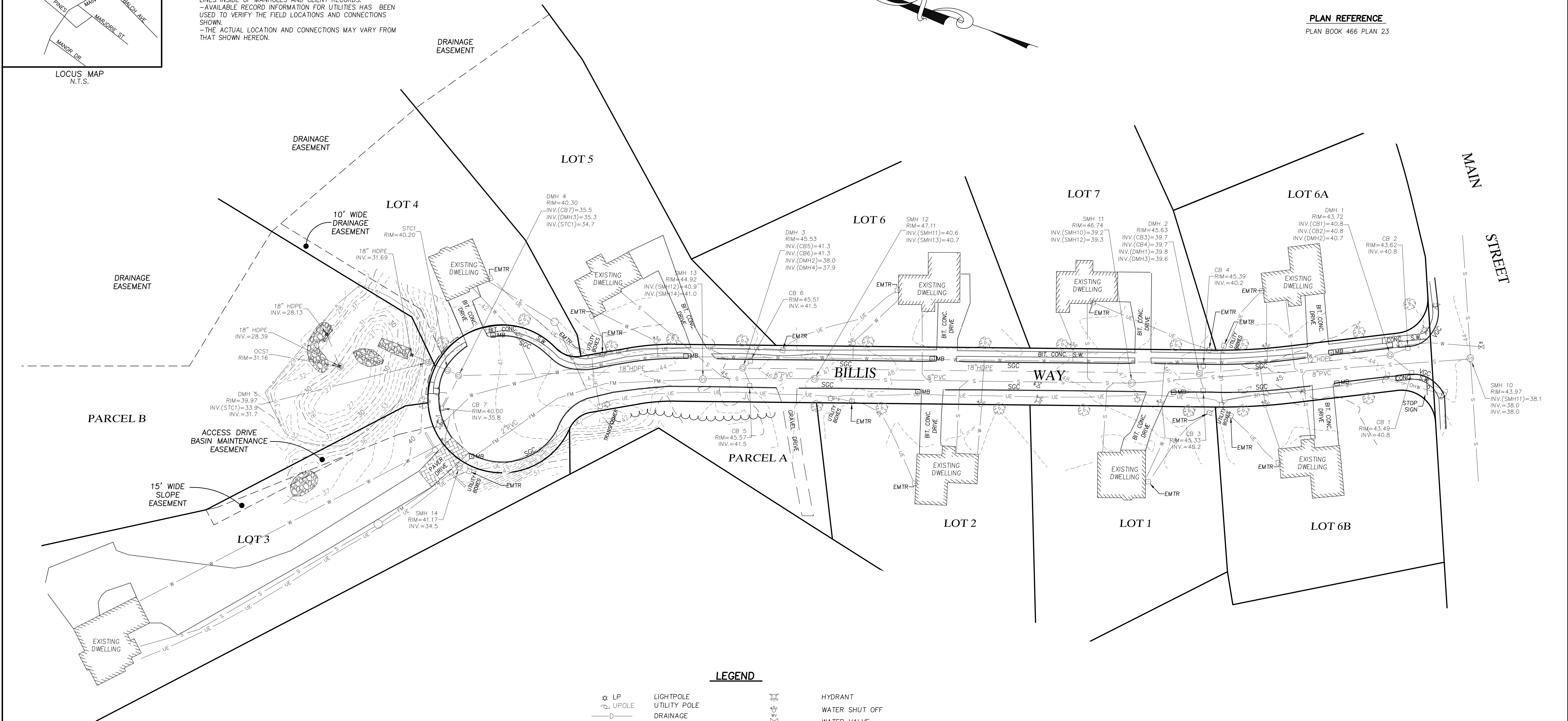
-THE ACTUAL HORIZONTAL AND VERTICAL LOCATION OF THE UNDERGROUND UTILITY LINES BETWEEN STRUCTURES CANNOT BE CERTIFIED TO.
 -THE LOCATION OF UNDERGROUND UTILITIES SHOWN ARE BASED ON SURFACE FEATURES, OBSERVATION OF EXISTING LINES INSIDE OF MANHOLES AND CLIENT RECORDS.
 -AVAILABLE RECORD INFORMATION FOR UTILITIES HAS BEEN USED TO VERIFY THE FIELD LOCATIONS AND CONNECTIONS SHOWN.
 -THE ACTUAL LOCATION AND CONNECTIONS MAY VARY FROM THAT SHOWN HEREON.

BASIS OF BEARINGS

PLAN BOOK 466 PLAN 23

PLAN REFERENCE

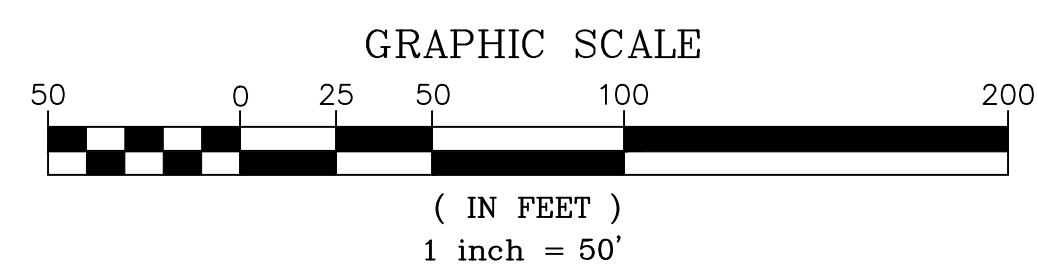
PLAN BOOK 466 PLAN 23



LEGEND

- ☆ LP LIGHTPOLE
- UPOLE UTILITY POLE
- D — DRAINAGE
- W — WATER
- S — SEWER
- OHW — OVERHEAD WIRE
- UE — UNDERGROUND ELECTRIC
- CB CATCH BASIN
- ⊙ DMH DRAIN MANHOLE
- ⊙ SMH SEWER MANHOLE
- ⊗ HYDRANT
- ⊗ WATER SHUT OFF
- ⊗ WATER VALVE
- 33 — EXISTING CONTOUR ELEVATION
- SGC SLOPED GRANITE CURB
- VGC VERTICAL GRANITE CURB
- BIT. CONC. BITUMINOUS CONCRETE
- S.W. SIDEWALK
- ⊙ DECIDUOUS TREE
- ⊙ CONIFER TREE

PROGRESS
PRINT



PREPARED FOR
ALBERT COUILLARD
82 SEVEN SISTER ROAD
HAVERHILL, MA 01830

MEI MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

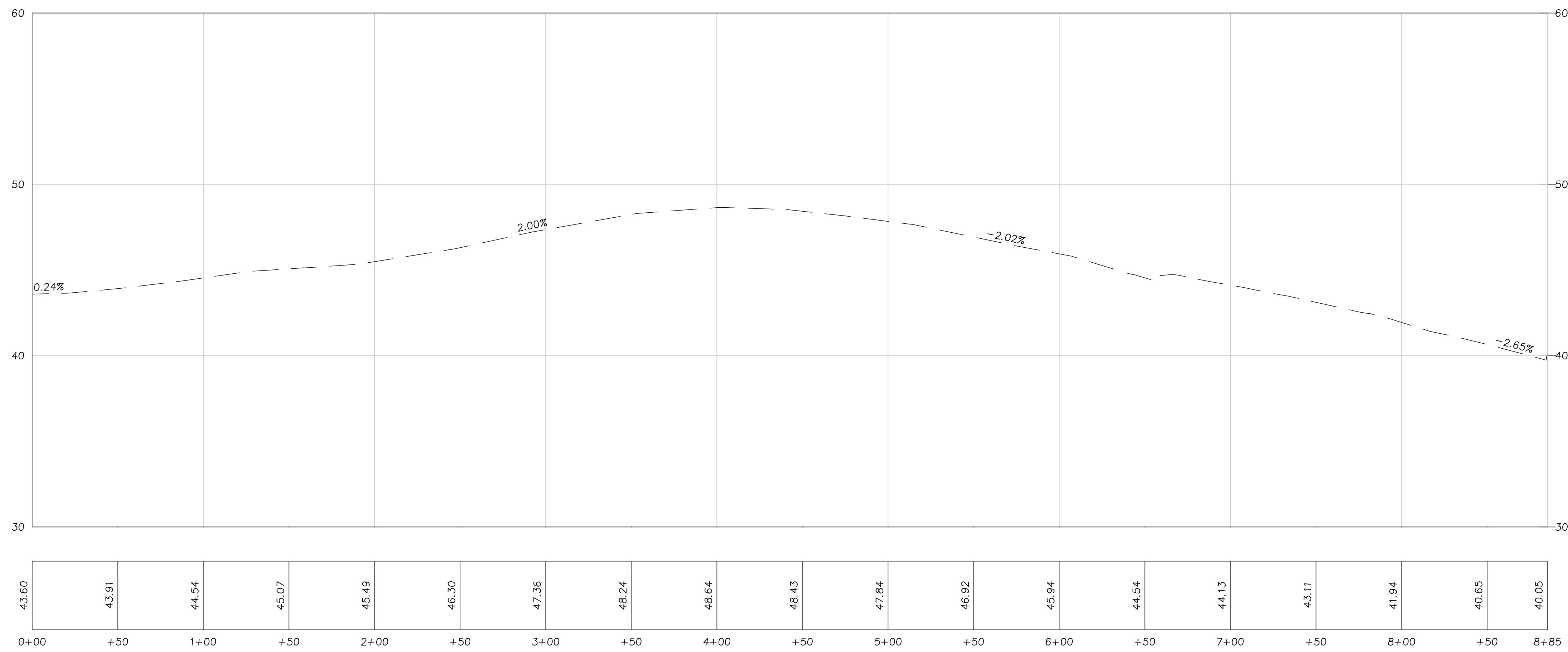
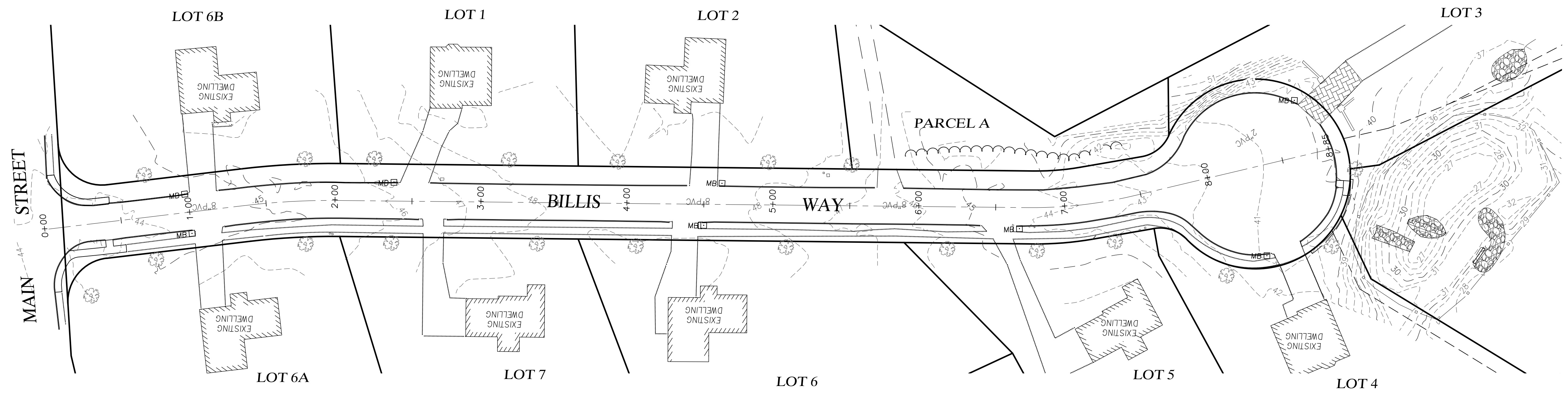
PLAN OF LAND
IN
GROVELAND, MA
SHOWING
AS BUILT
OF
BILLIS WAY

**AS BUILT
PLAN**

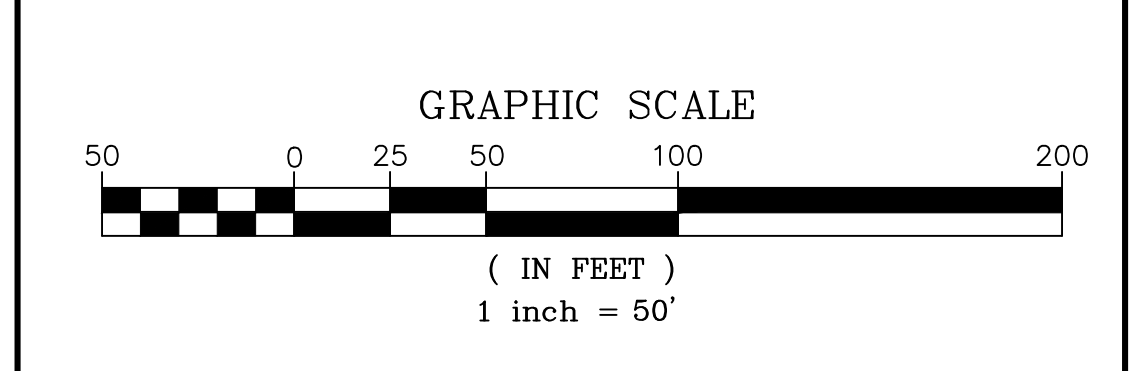
SHEET: 1 OF 2

NO.	DATE	DESCRIPTION	BY

SCALE: 1"=40'
DATE: FEB. 13, 2024
CALC. BY: P.D.B.
CHKD. BY: J.T.M.
PROJECT: M224129



PROGRESS PRINT



PREPARED FOR

ALBERT COUILLARD
82 SEVEN SISTER ROAD
HAVERHILL, MA 01830

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DATE: FEB. 13, 2024

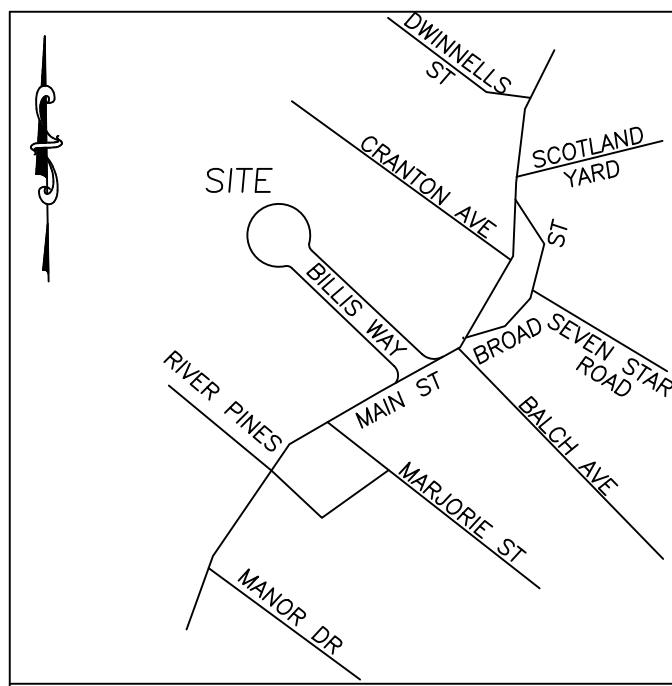
CALC. BY: S.R.C.
CHKD. BY: J.T.M.

PROJECT: M224129

PLAN OF LAND
IN
GROVELAND, MA
SHOWING
AS BUILT
OF
BILLIS WAY

CENTERLINE
PROFILE

SHEET: 2 OF 2



LOCUS MAP
N.T.S.



TOWN OF GROVELAND, MA
PLANNING BOARD

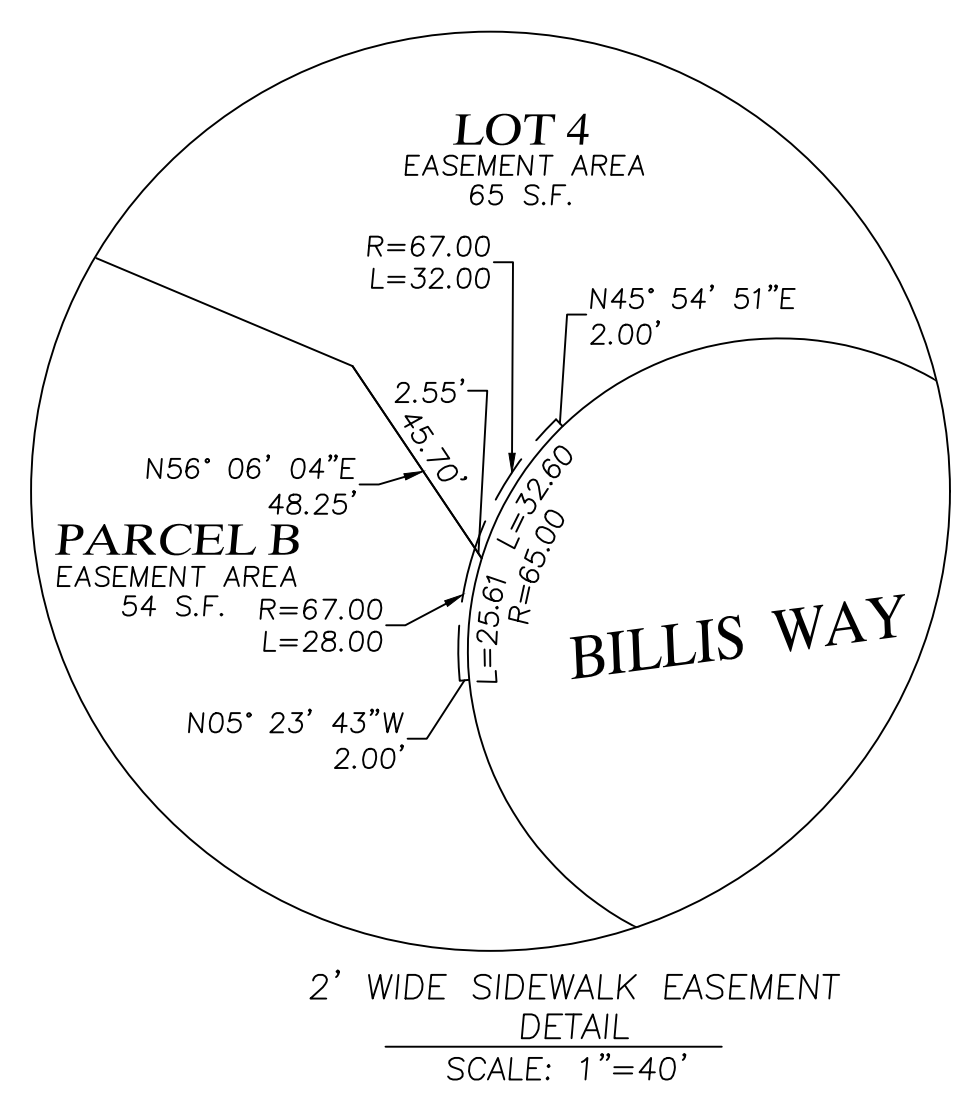
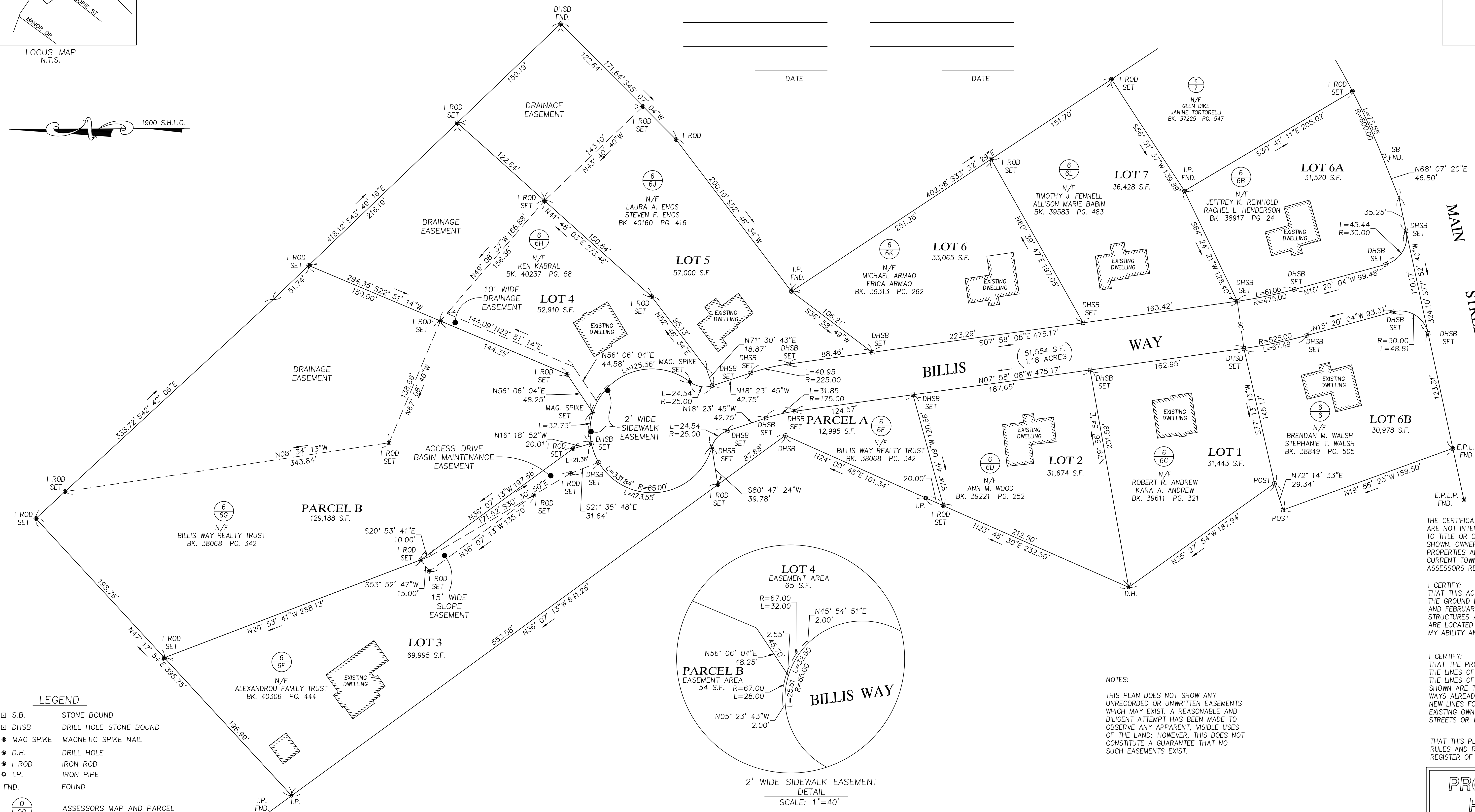
TOWN OF GROVELAND, MA
BOARD OF SELECTMAN

BASIS OF BEARINGS
PLAN BOOK 466 PLAN 23

PLAN REFERENCE
PLAN BOOK 466 PLAN 23

FOR REGISTRY USE

DATE _____ DATE _____



- LEGEND**
- S.B. STONE BOUND
 - D.H.S.B. DRILL HOLE STONE BOUND
 - MAG SPIKE MAGNETIC SPIKE NAIL
 - D.H. DRILL HOLE
 - I ROD IRON ROD
 - I.P. IRON PIPE
 - FND. FOUND
 - /○ ASSESSORS MAP AND PARCEL

THE CERTIFICATIONS SHOWN HEREON ARE NOT INTENDED AS CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN OF GROVELAND ASSESSORS RECORDS.

I CERTIFY: THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND BETWEEN JULY 14, 2022, AND FEBRUARY 5, 2024, AND THAT THE STRUCTURES AND PHYSICAL FEATURES ARE LOCATED AS SHOWN TO THE BEST OF MY ABILITY AND BELIEF.

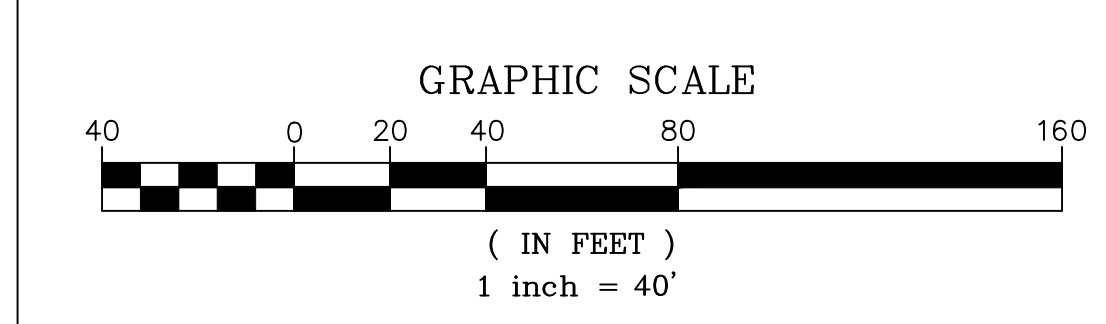
I CERTIFY: THAT THE PROPERTY LINES SHOWN ARE THE LINES OF EXISTING OWNERSHIP AND THE LINES OF STREETS AND WAYS SHOWN ARE THE LINES OF STREETS AND WAYS ALREADY EXISTING AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW STREETS OR WAYS ARE SHOWN.

THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.

NOTES:
THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

PROGRESS PRINT

MICHAEL J. SERGI, P.L.S. DATE _____



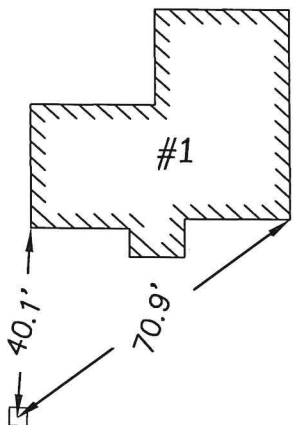
PREPARED FOR
ALBERT COUILLARD
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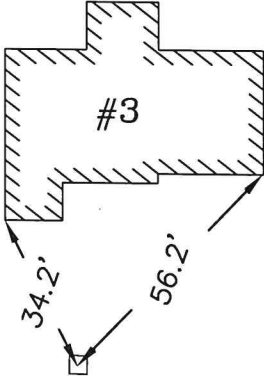
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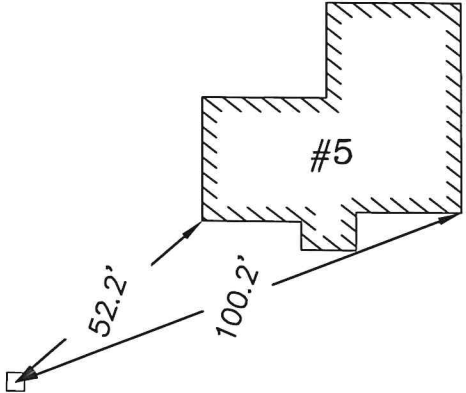
PLAN OF LAND
IN
GROVELAND, MA
SHOWING
RIGHT OF WAY
OF
BILLIS WAY
STREET ACCEPTANCE PLAN

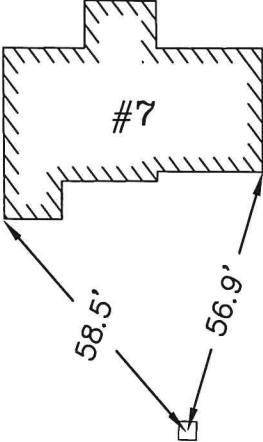
NO.	DATE	DESCRIPTION	BY

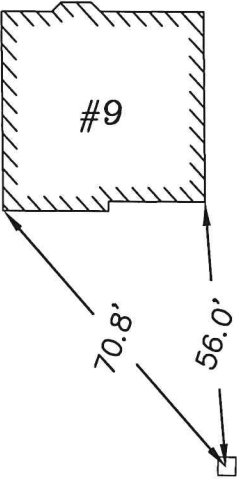
SCALE: 1"=40' DATE: FEB. 12, 2024
CALC. BY: P.D.B. CHKD. BY: M.J.S.
PROJECT: M224129

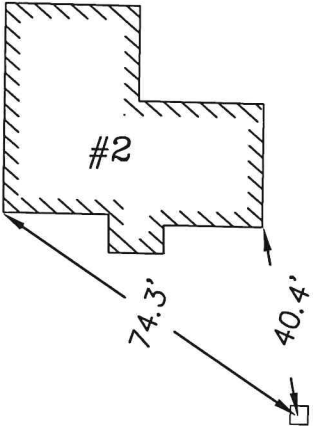
Groveland Water Dept.	Service Connection Record
Name	
Street #1 Billis Way	
Date Installed	
Size of Service	
Distance Main to Curb Stop	
Distance Curb Stop to Cellar Valve	

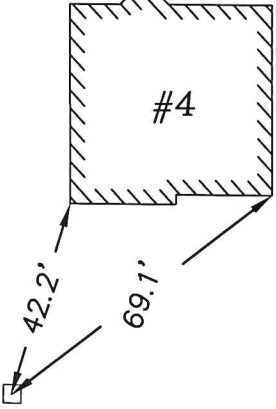
Groveland Water Dept.	Service Connection Record
Name	 <p>The diagram shows a hatched building footprint labeled '#3'. A small square symbol representing a curb stop is located below the building. Two arrows indicate distances from the curb stop to the building: 34.2' to the left side and 56.2' to the right side.</p>
Street #3 Billis Way	
Date Installed	
Size of Service	
Distance Main to Curb Stop	
Distance Curb Stop to Cellar Valve	

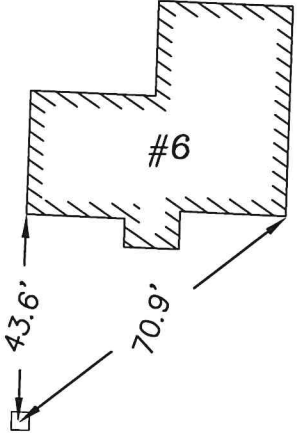
Groveland Water Dept.	Service Connection Record
Name	
Street #5 Billis Way	
Date Installed	
Size of Service	
Distance Main to Curb Stop	
Distance Curb Stop to Cellar Valve	

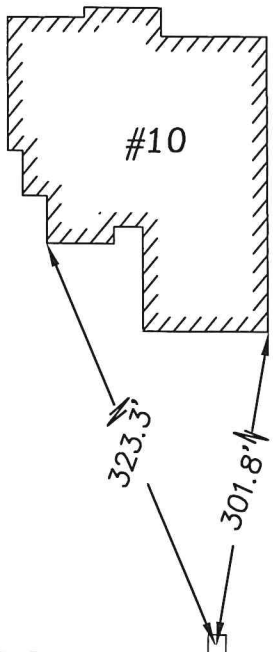
Groveland Water Dept.	Service Connection Record
Name	 <p>The diagram shows a building footprint with a cellar valve. The distance from the main to the curb stop is 58.5 feet, and the distance from the curb stop to the cellar valve is 56.9 feet.</p>
Street #7 Billis Way	
Date Installed	
Size of Service	
Distance Main to Curb Stop	
Distance Curb Stop to Cellar Valve	

Groveland Water Dept.	Service Connection Record
Name	
Street #9 Billis Way	
Date Installed	
Size of Service	
Distance Main to Curb Stop	
Distance Curb Stop to Cellar Valve	

Groveland Water Dept.	Service Connection Record
Name	
Street #2 Billis Way	
Date Installed	
Size of Service	
Distance Main to Curb Stop	
Distance Curb Stop to Cellar Valve	

Groveland Water Dept.	Service Connection Record
Name	 <p>The diagram shows a rectangular building footprint with diagonal hatching, labeled '#4'. Two arrows indicate dimensions: one from a small square (representing a curb stop) to the bottom-left corner of the building, labeled '42.2'', and another from the same square to the bottom-right corner, labeled '69.1''.</p>
Street #4 Billis Way	
Date Installed	
Size of Service	
Distance Main to Curb Stop	
Distance Curb Stop to Cellar Valve	

Groveland Water Dept.	Service Connection Record
Name	 <p>The diagram shows a hatched building footprint labeled "#6". A small square at the bottom left represents a curb stop. A vertical dimension line indicates a distance of 43.6' from the curb stop to the bottom-left corner of the building. A diagonal dimension line indicates a distance of 70.9' from the curb stop to the top-right corner of the building.</p>
Street #6 Billis Way	
Date Installed	
Size of Service	
Distance Main to Curb Stop	
Distance Curb Stop to Cellar Valve	

Groveland Water Dept.	Service Connection Record
Name	
Street #10 Billis Way	
Date Installed	
Size of Service	
Distance Main to Curb Stop	
Distance Curb Stop to Cellar Valve	

944 Salem Street

For Official Use	
TOWN OF GROVELAND 2024 FEB -6 AM 9:39 TOWN CLERK RECEIVED/POSTED	
Receipt Stamp	
Docket Number	2024 -4
Application Fee	\$400
Fee Paid	<input checked="" type="checkbox"/>

APPLICATION FOR ZONING RELIEF

For Applicant's Use

Type of Zoning Relief Sought by Applicant	
<input type="checkbox"/>	Variance
<input checked="" type="checkbox"/>	Special Permit
<input type="checkbox"/>	Special Permit under Section 5 of the Zoning Bylaw
<input type="checkbox"/>	Comprehensive Permit (pursuant to G.L. c. 40B)
Appeal of Decision (pursuant to G.L. c. 40A)	
<input type="checkbox"/>	Building Inspector
<input type="checkbox"/>	Planning Board
<input type="checkbox"/>	Other

Please see Groveland Zoning Board of Appeals Rules and Regulations for specific requirements for plans and other materials required to be submitted in support of this application.

PLEASE PRINT OR TYPE

1. SUBJECT PROPERTY INFORMATION

Address (Number & Street Name)	944 Salem Street, Unit H		
Zoning District	Assessor's Map & Lot		
Industrial	Map Number	Lot Number	
	49-018	1	
Current Use			
Vacant; used as overflow storage. Unit was previously used for automotive repair.			

2. APPLICANT INFORMATION

Name of Applicant (s)	Scott Edwards, GML Utility Services Cooperative			
Address	944 Salem Street, Suite A			
City, State, Zip	Groveland, MA 01834			
Phone Number	978-265-2550			
Email Address	sedwards@gmlusc.org			
Is Applicant the Owner of the Property?	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>

REPRESENTATIVE:

Name of Representative: (If Not Applicant)	Kevin Snow, General Manager, Groveland Light
Address	944 Salem Street, Suite A
City, State, Zip	Groveland, MA 01834
Phone Number	978-372-1671

LEGAL OWNER:

Name of Legal Owner (If Not Applicant)	Groveland Municipal Light Department
Address	944 Salem Street, Suite A
City, State, Zip	Groveland, Ma 01834
Phone Number	978-372-1671

3. LOT AND BUILDING DIMENSIONS

<u>PROPERTY</u>	Primary (At Address Location)	Secondary (If on more than one street or way)
Required Frontage (feet)		
Existing Frontage (feet and inches)	385	
Proposed Frontage (feet and inches)		

SETBACK	FRONT	SIDE		REAR
		Left	Right	
Required Setbacks (feet)				
Existing Setbacks (feet and inches)	80	65	65	125
Proposed Setbacks (feet and inches)				
LOT	AREA (square feet)	COVERAGE (square feet)	MAXIMUM COVERAGE (%)	
Required				
Existing	56628			
Proposed				
DWELLING OR STRUCTURE	HEIGHT	NUMBER OF STORIES		
Required				
Existing	22	1		
Proposed				

4. DOES THE LEGAL OWNER OWN THE ADJACENT LAND?		YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>
If Yes, Provide Address and Tax Map & Lot of Adjacent Property.					
Address					
Tax Map Number	49-020	Lot Number	0		

5. If Existing Property, Structure(s), and/or uses DO NOT conform to the current Zoning Bylaw, please describe what characteristic is non-conforming and when the lot, structure, or use began. (Attach extra sheet if necessary)

--	--

6. Describe what is being proposed, planned or appealed. (Attached extra sheet if necessary)

	GML Utility Service Cooperative is a LLC legally formed in MA and looks to provide utility vehicle service and repair. Services include maintenance (oil changes, scheduled services), diagnostics, and repairs to chassis and attached equipment to municipal utility trucks and vehicles (Bucket Trucks, Digger/Derricks, pickup and other vehicles), and service to similar type vehicles in similar industries. GML is not a company that will be providing services to vehicles of the general public.
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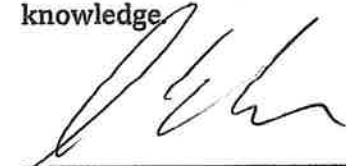
7. Structures on Property

		Existing	Proposed
	Number of Buildings (Primary Residence, Accessory, including sheds)	1	1
	Number of Dwelling Units (including Primary Residence)	0	0

8. Application Submission Checklist

- ✓ One Original and Eight (8) Copies of Signed Application Form
Filing Fee
- ✓ Eight (8) Copies of Site Plans prepared in accordance with the Groveland Zoning Board of Appeals Rules and Regulations, including
 - ❖ The dimensions and location of the subject property;
 - ❖ The location, dimensions, setbacks, and height of existing and proposed structures on the subject property;
 - ❖ Elevations of proposed structures.
- ✓ Assessor's Property Card for Subject Property
- ✓ Abutters List obtained from Groveland Assessor

The information provided in this application is true and correct to the best of the Applicant's knowledge.



Applicant's Signature

2-1-24
Date

Summary for the Special Permit requested for GML Utility Services Co-operative LLC, 944 Salem Street, Unit H.

GML Utility Services LLC is a co-operative business founded in 2022 by the Groveland Municipal Light Department, the Middleton Electric Light Department, and the Littleton Electric Light Department. GML is currently providing specialized services to municipal utilities in Massachusetts with an eye towards expanding throughout New England. We provide power supply consultation, project supervision, planning, and development, engineering, utility line clearance, and utility truck maintenance to our customers.

GML would like to license space at the Groveland Municipal Light Department's 944 Salem Street complex to base its truck maintenance services out of. The unit we are looking to utilize, Unit H, is the former site of Groveland Auto, a vehicle maintenance business that has moved to a new location in town.

Our rationale in applying for the Special Permit is that it meets the criteria that need to be considered when applying in that:

1. It meets an economic need identified by GML in that there are limited, specialized service providers that provide service to municipal utilities in a timely and economic manner. Finding reliable service providers for our specialized equipment (bucket trucks, digger derricks, forestry units, etc.) is difficult, especially on smaller utilities where there is not enough service work to be performed in-house to warrant hiring a dedicated mechanic. GML seeks to resolve that by providing this service to its member and customer clients.
2. The location at 944 Salem Street is currently underutilized. There is limited customer traffic flow at the current facility as Groveland Light's customers are typically there for only a few minutes to drop off payments or set up accounts. All other units are currently used as overflow storage for Groveland Light. As the clientele for GML would be mostly scheduled drop-offs there would be minimal increase to the existing traffic at the site, limiting any additional pedestrian exposure to traffic and/or vehicles being moved for service. GML would also have access to the gated, rear-lot area of the campus for overflow, secure parking of vehicle dropped off for service if the need warranted. There is an abundance of parking spots in the front of the building (40 marked on-site; 3 of which are handicap spots). There are also currently 2 curb-cuts on Rt 97, though there is an idea to remove one of them and provide more greenspace.
3. The proposed use of the facility is similar in nature to its previous use (auto repair). The on-site utilities (Electricity, Natural Gas, Water, and on-site septic) are adequate for the intended use. We see no additional burden placed on the Police or Fire Services. The building is protected by a video surveillance system housed at the Groveland Municipal Light Department's office. Additionally, the entirety of the building located at 944 was retrofitted with a sprinkler system when Groveland Light bought and renovated their current operations center.
4. The location of 944 Salem Street is zoned Industrial. GML's intended use is similar to past use of the location. There are few residential buildings nearby – 2 on Salem Street in Georgetown, and one on Hampshire Rd in Georgetown. The nature of the business being mostly scheduled service means that

there will be limited customer traffic. Being such, we do not anticipate any negative impact on the neighborhood character – to the contrary; it’s in character.

5. There are no planned impacts to the natural environment. The existing facility provides all the space that is currently needed for the operation. If further expansion is warranted GML will approach the Groveland Municipal Light Department to enquire if there is any additional space in the building that could be licensed and will coordinate with the Town if any further permitting is required.

6. Fiscal impact to the town would be minimal. On-site utilities are adequate for the operation. Staffing would be minimal: 1 full-time staff member on-site to start, with the potential to add more if the need is warranted. It will also keep the square footage occupied by GML on the tax-rolls; Currently space occupied by Groveland Light is tax-exempt. The biggest fiscal impact will be felt by the Groveland Municipal Light Department as: 1. it will be receiving income for the licensing of the space, 2. The location of the service center will reduce time and money spent on transiting vehicles for service, and 3. The rate GML is charging for services is extremely beneficial to its members and customers.

7. The location of the proposed business, 944 Salem Street, lies at the “Gateway” to Groveland. Currently it is an underutilized property; previously being the home of multiple businesses (auto repair, bathroom remodeling, welding, and a custom carpentry shop to name a few examples. GML would add a low-impact business to this area, which as pointed out above, is in-character with previous businesses located at the property.

TOWN OF GROVELAND
2024 FEB -6 AM 9:39
JOHN CLENK
RECEIVED/POSTED

PROPERTY LOCATION

No Alt No Direction/Street/City
 KING ST GROVELAND

OWNERSHIP

Owner 1: TOWN OF GROVELAND
 Owner 2: MUNICIPAL LIGHT DEPARTMENT
 Owner 3: ELECTRIC DEPT
 Street 1: 23 SCHOOL ST
 Street 2:

PREVIOUS OWNER

Owner 1:
 Owner 2:
 Street 1:
 Town/City:
 State:
 Zip:

NARRATIVE DESCRIPTION

This Parcel contains 5.37 ACRES of land mainly classified as TOWN-VAC

OTHER ASSESSMENTS

Code	Description	Amount	Com. Int.

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
930	5.370			233,100	233,100
Total Card	5.370			233,100	233,100
Total Parcel	5.370			233,100	233,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	N/A	/Parcel:	N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2024	930	FV	0	0	5.37	233,100	233,100		Year end
2024	930	NC	0	0	5.37	233,100	233,100		Year End Roll
2023	930	FV	0	0	5.37	211,700	211,700		Year End Roll
2023	930	NC	0	0	5.37	211,700	211,700		Year End Roll
2022	930	FV	0	0	5.37	188,200	188,200		Year end
2022	930	NC	0	0	5.37	188,200	188,200		Year End Roll
2021	930	FV	0	0	5.37	171,000	171,000		Year End Roll
2020	930	FV	0	0	5.37	157,100	157,100		Year End Roll

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CURTIS GEORGE A	6477-499		6/8/1978	INVOLVED GOV	1 No	No			EMMINENT DOMAIN

TAX DISTRICT

Parcel ID	49-020-0
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PAT ACT.

Date	Result	By	Name
12/27/2004	VACANT LOT	505	PATRIOT PROP

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F Descrp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/27/2004	VACANT LOT	505	PATRIOT PROP

PROPERTY FACTORS

Item Code	Description	%	Item	Code	Description
Z C	INDUSTRIA	100	water		
			Sewer		
			Electri		
			Exmpt		
			Topo		
			Street		
			Gas.		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC	No of Units	Depth / Price/Units	Unit Type	Land Type	LT	Base Value	Unit Price	Adj	Neigh	Neigh	Neigh	Neigh	Mod	Int 1	%	Int 2	%	Int 3	%	Appraised Value	Alt Class	%	Spec Land Code	Fact	Use Value	Notes
930	TOWN-VAC		43660		SQUARE FEEXCESS			0	5.5	0.90	RG	1.00			TOPO	-10						215,622					215,600	
930	TOWN-VAC		4.37		ACRES EXCESS			0	8,000.	0.50	RG	1.00			TOPO	-50						17,480				17,500		

Sign:

_____ / _____



USER DEFINED

Prior Id #	Date	Time
1	11/16/2024	
2	11/16/2023	
3	12/28/2022	
1	01/24/24	12:30:53

LAST REV

Date	Time
08/15/19	11:32:10
	dwebster

ASR Map:	Fact Dist:	Reval Dist:	Year:

Land Reason:	Bld Reason:	Civil District:	Ratio:

EXTERIOR INFORMATION

Type:	
Sy Ht:	
(L/v) Units:	Total:
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	
Roof Struct:	
Roof Cover:	
Color:	
View / Desir:	

BATH FEATURES

Full Bath:	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
Othr/Fix:	Rating:

COMMENTS

RESIDENTIAL GRID	
1st Res Grid	Desc:
Level	FY LR DR D K FR RR BR FB HB L O
Other	
Upper	
Lvl 2	
Lvl 1	
Lower	
Totals	RMS: BRS: Baths: HB

SKETCH

GENERAL INFORMATION

Grade:	
Year Bilt:	Est Yr Bilt:
Alt LUC:	Alt %:
Jurisdct:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits:	Rating:
A Kits:	Rating:
Fipi:	Rating:
WSE/ue:	Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

INTERIOR INFORMATION

Avg Ht/Fl:	
Prim Int Wal:	
Sec Int Wall:	
Partition:	
Prim Floors:	
Sec Floors:	
Bsmnt Fir:	
Subfloor:	
Bsmnt Gar:	
Electric:	
Insulation:	
Int vs Ext:	
Heat Fuel:	
Heat Type:	
# Heat Sys:	
% Heatd:	
Solar HW:	
% Com Wal:	

DEPRECIATION

Phys Cond:	0.0%
Functional:	
Economic:	
Special:	
Overide:	
Total:	0%

REMODELING

Extorior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	

RES BREAKDOWN

No Unit	RMS	BRS	FL
---------	-----	-----	----

CALC SUMMARY

Basic \$ / SQ:	
Size Adj.: 1.000000000	
Const Adj.: 8.000000000	
Adj \$ / SQ:	
Other Features: 0	
Grade Factor:	
NBHD Inf: 1.000000000	
NBHD Mod:	
LUC Factor: 1.00	
Adj Total: 0	
Depreciated Total: 0	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

SUB AREA DETAIL

Sub Area	% Usbl	Descrp	% Type	Qu # Ten

MOBILE HOME

Make:	
Model:	
Serial #:	
Year:	
Color:	

SPEC FEATURES/YARD ITEMS

WAV\$/SQ:	AVRate:	Ind Val
Jurs. Factor:		Before Depr: 0.00
Special Features: 0		Val/Su Net:
Final Total: 0		Val/Su SZAd

PARCEL ID

49-020-0

IMAGE

Net Sketched Area:		Total:
Size Adj	Gross Area	FinArea

AssessPro Patriot Properties, Inc

Code Description A YIS Qty Size/Dim Qual Con Year Unit Price D/S Dep LUC Fact NB Fa Appr Value JCodJFact Jurs. Value

More: N

Total Yard Items:

Total Special Features:

Total:

PROPERTY LOCATION

No	Alt No	Direction/Street/City
944		SALEM ST., GROVELAND

OWNERSHIP

Owner 1:	MUNICIPAL LIGHT DEPARTMENT TOW
Owner 2:	
Owner 3:	
Street 1:	944 A SALEM ST
Street 2:	
Town/City:	GROVELAND
S/Prov:	MA
County:	
Postal:	01834

PREVIOUS OWNER

Owner 1:	WATSON FAMILY REALTY TRUST -
Owner 2:	RICHARD WATSON TRUSTEE -
Street 1:	944 SALEM ST
Town/City:	GROVELAND
S/Prov:	MA
County:	
Postal:	01834

NARRATIVE DESCRIPTION

This parcel contains 1.3 ACRES of land mainly classified as COM WHS with a INDUSTRIAL Building built about 1987, having primarily COREG STL Exterior and 4380 Square Feet, with 3 Units, 0 Bath, 0 3/4 Bath, 7 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Description	Amount	Com. Int
------	-------------	--------	----------

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
316	1.300	560,400	17,300	83,100	660,800
Total Parcel	1.300	560,400	17,300	83,100	660,800

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Blgd Value	Yrd Items	Land Size	Land Value	Total Value
2024	316	FV	560,400	17,300	1.3	83,100	660,800
2024	316	NC	560,400	17,300	1.3	83,100	660,800
2023	316	FV	438,300	17,700	1.3	60,700	516,700
2023	316	NC	438,300	17,700	1.3	60,700	516,700
2022	316	FV	379,900	18,800	1.3	54,800	453,000
2022	316	NC	379,900	18,800	1.3	54,800	453,000
2021	316	FV	367,300	18,700	1.3	49,900	435,900
2021	316	NC	367,300	18,700	1.3	49,900	435,900
2020	316	FV	427,900	19,100	1.3	54,100	501,100

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
WATSON FAMILY R	33719-325	Q	12/5/2014	INVOLVED GOV	1,150,000	No	No	4
WATSON FAMILY R	8276-0087		5/23/1986	CONVIENCE	100	No	No	
WATSON FAMILY R	7137-0494		7/17/1983	FAMILY	1	No	No	

TAX DISTRICT

Parcel ID	49-018-0
-----------	----------

PAT ACCT.

Date	1/16/2024
Date	11/16/2023
Date	12/28/2022
Date	11/12/2022
Date	11/18/2021
Date	10/25/2021
Date	11/12/2021
Date	16/2020
Notes	2001

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
6/21/2016	03-16C	REMODEL	1,202,210	C				
6/9/2016	02-16C	COMM/WIND	6,000	C				
12/8/2009	1061	COMM/WIND	16,000	C				300.00

ACTIVITY INFORMATION

Date	Result	By	Name
11/22/2011	MEASURED	103	T DEDRICK
7/12/2011	INSPECTED	200	NEMC
8/10/2010	PERMIT VISIT	101	M KRALSKI
3/8/2005	MEAS-INSPECT	505	PATRIOT PROP


LAND SECTION (First 7 lines only)

Use Code	LUC	No of Units	Depth / PrcelUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infru	Neigh Mod	Infr 1	%	Infr 2	%	Infr 3	%	Appraised Value	Alt Class	%	Spec Land Code	Fact	Use Value	Notes
316 COM WHS		1.3		ACRES	SITE		0 217,800.	0.29	13	1.00		OTHER	-65						83,091					83,100	

Total AC/H/A: 1.30000 Total SF/SM: 56628 Parcel LUC: 316 COM WHS Prime NB Desc: IND-AVG

Total: 83,091 Spl Credit: Total: 83,100

Database: AssessPro - Groveland Date: 2025



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	1998
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	

ASR Map: Fact Dist: Reval Dist: Year: Land Reason: Bid Reason: Civil District: Ratio:

EXTERIOR INFORMATION

Type:	34 - INDUSTRIAL
SH: 1	- ONE STY
(Lv) Units:	3 Total: 3
Foundation:	6 - SLAB
Frame:	2 - STEEL
Prime Wall:	18 - CORREG STL
Sec Wall:	8 - BRICK VEN 15%
Roof Struct:	1 - GABLE
Roof Cover:	9 - METAL
Color:	YELLOW
View / Desir:	

GENERAL INFORMATION

Year Bilt:	1987	Eff Yr Bilt:	1995
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:		Name:	
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/Ft:	15.1
Prim Int Wall:	5 - MINIMUM
Sec Int Wall:	1 - DRYWALL 30%
Partiti:	L - LIGHT
Prim Floors:	12 - CONCRETE
Sec Floors:	5 - LINO/VINYL 30%
Brsmnt Flr:	
Subflor:	
Brsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	3 - FORCED HW
# Heat Sys:	1
% Heated:	80
Solar HW:	NO
% Com Wall:	Central Vac: NO % Sprinkled: 100

BATH FEATURES

Full Bath:	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3/4Bth:	Rating:
1/2 Bath:	7 Rating: AVERAGE
A HBth:	Rating:
Other Fix:	3 Rating: AVERAGE

OTHER FEATURES

Kits:	1 Rating: AVERAGE
A Kits:	Rating:
Fpl:	Rating:
WSEFuel:	Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

COMMENTS

60% USED BY GROVELAND ELECTRIC; 3 COMMERCIAL UNITS. OCCUP CERT 02/23/2017.

RESIDENTIAL GRID

1st Res Grid:	Desc:	# Units:
Level:	FY LR DR D K FR RR BR FB HB L O	
Other:		
Upper:	Lv 2	
Lv 1:		
Lower:		
Totals:	RMS:	BRS:

REMODELING

Exterior:		RES BREAKDOWN	FL
Interior:		No Unit	RMS
Additions:		Baths:	
Kitchen:			
Baths:			
Plumbing:			
Electric:			
Heating:			
General:			

DEPRECIATION

Phys Cond:	GD - Good	15%
Functional:		
Economic:		
Special:		
Override:		
Total:		15.7%

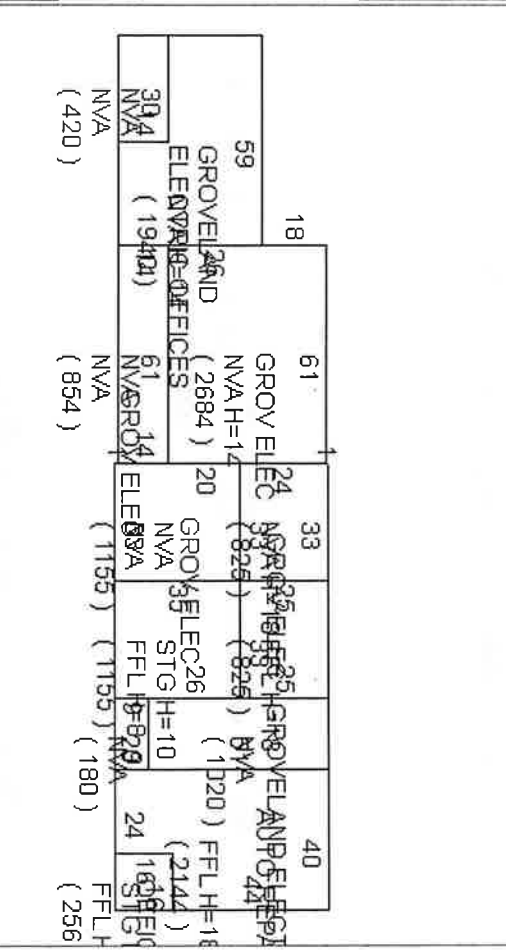
CALC SUMMARY

Basic \$ / SQ:	105.00
Size Adj:	1.25662100
Const Adj:	0.92608738
Adj \$ / SQ:	122.193
Other Features:	40661
Grade Factor:	1.00
NBHD Inf:	1.000000000
NBHD Mod:	
LUCC Factor:	1.00
Adj Total:	664824
Depreciation:	104377
Depreciated Total:	560447

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrp	% Qu	# Ten
FFL	1ST FLOOR	4,380	138.570	606,922	FFL	100	SER	38 A	
STG	STORAGE	1,411	12,220	17,241	FFL	100	RTL	21 A	
NVA	NO VALUE				FFL	100	WHS	30 A	
					FFL	100	OF C	11 A	

SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrp	% Qu	# Ten
FFL	1ST FLOOR	4,380	138.570	606,922	FFL	100	SER	38 A	
STG	STORAGE	1,411	12,220	17,241	FFL	100	RTL	21 A	
NVA	NO VALUE				FFL	100	WHS	30 A	
					FFL	100	OF C	11 A	

MOBILE HOME

Make:	
Model:	
Serial #:	
Year:	
Color:	

PARCEL ID

Parcel ID:	49-018-0
Year:	
Color:	

NET SKETCHED AREA

Net Sketched Area:	17,298	Total:	4,380
Gross Area:	17,298	Fin Area:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	YIS	Qty	Size/Dim	Qual	Con	Year	Unit Price	DIS	Dep	LUC	Fact	NB	Fa	Appr Value	JC	Cond	Fact	Jurs	Value
85	PAVING	D	Y	1	17000	A	AV	1987	1,33 T	54	316					11,900					11,900
OHD	OVRHD DOOR	M	Y	4	410	A	AV	1987	75.00 T	36	316					1,900					1,900
OHD	OVRHD DOOR	M	Y	2	212	A	AV	1987	75.00 T	36	316					1,200					1,200
OHD	OVRHD DOOR	M	Y	3	316	A	AV	1987	75.00 T	36	316					2,300					2,300

Total Yard Items: 17,300

Total Special Features: 17,300

Total: 17,300



AssessPro Patriot Properties, Inc

PROPERTY LOCATION

No	Alt No	Direction/Street/City
944		SALEM ST., GROVELAND

OWNERSHIP

Owner 1:	MUNICIPAL LIGHT DEPARTMENT TOW
Owner 2:	
Owner 3:	
Street 1:	944 A SALEM ST
Street 2:	
Twn/City:	GROVELAND
S/Prov:	MA
Postal:	01834

PREVIOUS OWNER

Owner 1:	WATSON FAMILY REALTY TRUST -
Owner 2:	RICHARD WATSON TRUSTEE -
Street 1:	944 SALEM ST
Twn/City:	GROVELAND
S/Prov:	MA
Postal:	01834

NARRATIVE DESCRIPTION

This parcel contains 1.3 ACRES of land mainly classified as MUNICIPAL, with an INDUSTRIAL Building built about 1987, having primarily CORREG STL Exterior and 9078 Square Feet, with 4 Units, 0 Bath, 0 3/4 Bath, 7 HalfBaths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Description	Amount	Com. Int
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
903	1.300	1,102,300	17,300	154,300	1,273,900
Total Card	1.300	1,102,300	17,300	154,300	1,273,900
Total Parcel	1.300	1,102,300	17,300	154,300	1,273,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:	140.33	Parcel:	140.33

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Blgd Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2024	903	FV	1,102,300	17300	1.3	154,300	1,273,900		Year end
2024	903	NC	1,102,300	17300	1.3	154,300	1,273,900		Year End Roll
2023	903	FV	855,000	17700	1.3	112,600	965,300		Year End Roll
2023	903	NC	855,000	17700	1.3	112,600	965,300		Year End Roll
2022	903	FV	736,800	18300	1.3	101,800	856,900		Year end
2022	903	NC	736,800	18300	1.3	101,800	856,900		Year End Roll
2021	903	FV	710,900	18700	1.3	92,600	822,200		Year End Roll
2020	903	FV	646,500	19100	1.3	81,200	746,800		Year End Roll

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
WATSON FAMILY R	33719-325	Q	12/6/2014	INVOLVED GOV	1,150,000	No	No	4
WATSON FAMILY R	8276-0087		5/23/1986	CONVENIENCE	100	No	No	
WATSON FAMILY R	7137-0494		7/17/1983	FAMILY	1	No	No	

TAX DISTRICT

Pat Acct	Notes
2690	

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
7/6/2023	23-170B	COMM/IND	58,400.0					INCREASE SZ OF DOO
6/21/2016	03-16C	REMODEL	1,202,210.C					
6/9/2016	02-16C	COMM/IND	6,000.C					
12/6/2009	1061	COMM/IND	16,000.C					300.00

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2023	MEASURED	105	P KRAJESKI
7/8/2020	INFO AT DOOR	104	R SILVESTRI
11/22/2014	MEASURED	103	T DEDRICK
7/12/2011	INSPECTED	200	NEMC
8/10/2010	PERMIT VISIT	101	M KRAJESKI
3/8/2005	MEAS-INSPCTD	505	PATRIOT PROP

PROPERTY FACTORS

Item Code	Description	%	Item Code	Description
Z C	INDUSTRIA	100	water	
0			Sewer	
n			Electri	
Census:			Exmpt	
Flood Haz:			Exmpt	
D			Topo	
s			Street	
t			Gas:	

LAND SECTION (First 7 lines only)

Use Code	LUC	No of Units	Depth / PicalUnits	Unit Type	Land Type	LT	Base Value	Unit Price	Adj Neigh	Neigh Mod	Neigh Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	Spec Land Code	Fact Use Value	Notes
903	MUNICPL	1.3		ACRES	SITE		0 217,800.	0.54	13	1.00		OTHER	-35				154,311			154,300	

Total AC/HA:	1.30000	Total SF/SM:	56628	Parcel LUC:	903	MUNICPL	Prime NB Desc:	IND-avg
Total:	154,311	Spl Credit:		Total:	154,300			

Sign:	
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ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
Land Reason:	
Bid Reason:	
Civil District:	
Ratio:	



Patriot
Properties Inc.

EXTERIOR INFORMATION

Type:	34 - INDUSTRIAL
Sy Ht:	1 - ONE STY
(Liv) Units:	4 Total: 4
Foundation:	6 - SLAB
Frame:	2 - STEEL
Prime Wall:	18 - CORREG STL
Sec Wall:	8 - BRICK VEN 15%
Roof Struct:	1 - GABLE
Roof Cover:	9 - METAL
Color:	YELLOW
View / Desir:	

BATH FEATURES

Full Bath:	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	Rating: AVERAGE
A Hbth:	Rating:
Olth/Fix:	3 Rating: AVERAGE

OTHER FEATURES

Kits:	1 Rating: AVERAGE
A Kits:	Rating:
Fpl:	Rating:
WSFlue:	Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	15.1%
Functional:		
Economic:		
Special:		
Overide:		
Total:		15.7%

CALC SUMMARY

Basic \$ / SQ:	105.00
Size Adj:	1.02031279
Const Adj:	0.92608738
Adj \$ / SQ:	99.214
Other Features:	45124
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1307642
Depreciation:	205300
Depreciated Total:	1102342

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	HB1	HB7
Totals				

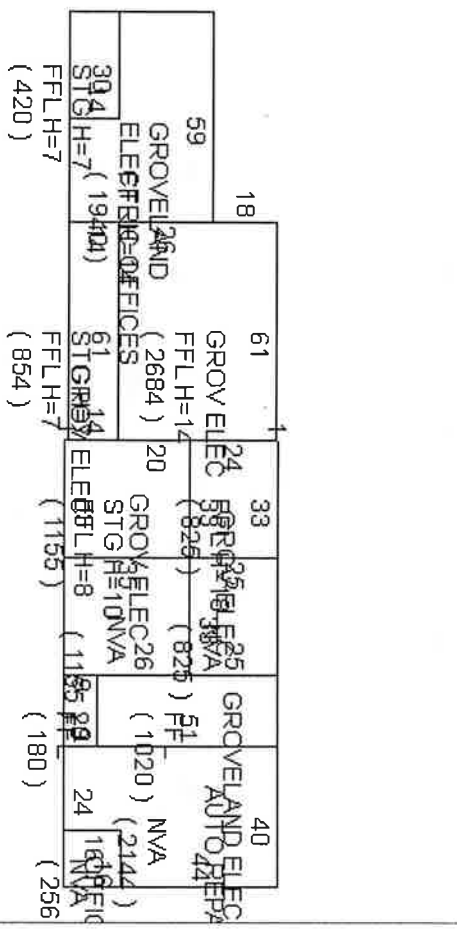
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

COMMENTS

60% USED BY GROVELAND ELECTRIC; 3 COMMERCIAL UNITS.

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrp	% Qu # Ten
FFL	1ST FLOOR	9,078	136,420	1,238,419	FFL	100 OFC		30 G
STG	STORAGE	2,429	9,920	24,099				
NVA	NO VALUE							
Totals								

SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrp	% Qu # Ten
FFL	1ST FLOOR	9,078	136,420	1,238,419	FFL	100 OFC		30 G
STG	STORAGE	2,429	9,920	24,099				
NVA	NO VALUE							
Totals								

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Jurs. Value
85	PAVING	D Y	1	17000	A	AV	1987	1.53 T	54	903				11,900			11,900
OHD	OVRHD DOOR	M Y	4	10	A	AV	1987	75.00 T	36	903				1,900			1,900
OHD	OVRHD DOOR	M Y	2	12	A	AV	1987	75.00 T	36	903				1,200			1,200
OHD	OVRHD DOOR	M Y	3	16	A	AV	1987	75.00 T	36	903				2,300			2,300

More: N Total Yard Items: 17,300 Total Special Features: Total: 17,300

49-001-1
PYE BROOK REALTY LLC
C/O JEFF SCHUTZMAN
939 SALEM ST
Groveland, MA 01834

49-001-4
NAS REALTY LLC
939 SALEM ST UNIT 3
GROVELAND, MA 01834

49-001-7
MCCARTHY TRS JAMES P
DOUBLE VISION REALTY TRUST
78 BAY STATE AV
SOMMERVILLE, MA 02143

49-002-0
NEW ENGLAND POWER CO
PROPERTY TAX DEPT
40 SYLVAN RD
WALTHAM, MA 02451

49-004-B
ANFEH LLC
37 DWINNELL ST
GROVELAND, MA 01834

49-017-0
NEW ENGLAND POWER CO
PROPERTY TAX DEPT
40 SYLVAN RD
WALTHAM, MA 02451

49-019-0
ESSEX COUNTY GAS CO
D/B/A KEYSpan ENERGY DELIVERY
40 SYLVAN RD
WALTHAM, MA 02451

49-001-2
PASTORE MARK V TRS
PETTENGILL CHARLES S TRS
939 SALEM ST UNIT 2
GROVELAND, MA 01834

49-001-5
ARSENAULT MARTIN J TRS
ARSENAULT LISA M TRS
939 SALEM ST UNIT 5
GROVELAND, MA 01834

49-001-8
FMS REALTY LLC
939 SALEM ST UNIT 3
GROVELAND, MA 01834

49-003-0
CLIFFORD TRS TERRY
PUB 97 REALTY TRUST
65 MAIN ST
GROVELAND, MA 01834

49-015-0
VALLEY PROPERTY MANAGEMENT LLC
1290 PARK ST
PALMER, MA 01069

49-018-0
MUNICIPAL LIGHT DEPARTMENT TOWN OF G
944 A SALEM ST
GROVELAND, MA 01834

49-020-0
TOWN OF GROVELAND
MUNICIPAL LIGHT DEPARTMENT
23 SCHOOL ST
GROVELAND, MA 01834

49-001-3
NAS REALTY LLC
939 SALEM ST UNIT 3
GROVELAND, MA 01834

49-001-6
MCCARTHY TRS JAMES P
DOUBLE VISION REALTY TRUST
78 BAY STATE AV
SOMMERVILLE, MA 02143

49-001-9
FMS REALTY LLC
939 SALEM ST UNIT 3
GROVELAND, MA 01834

49-004-0
ANFEH LLC
37 DWINNELL ST
GROVELAND, MA 01834

49-016-0
NEW ENGLAND POWER CO
PROPERTY TAX DEPT
40 SYLVAN RD
WALTHAM, MA 02451

49-018-1
MUNICIPAL LIGHT DEPARTMENT TOWN OF
944 A SALEM ST
GROVELAND, MA 01834

CERTIFIED
Board of Assessors
Groveland, MA

GML ZBA application

**TOWN OF GEORGETOWN
ABUTTER LIST**

GEORGETOWN, MA PARCELS WITHIN 300 FEET OF 944 SALEM STREET, GROVELAND, MA

PARCEL ID	PARCEL ADDRESS	OWNER 1	OWNER 2	MAILING ADDRESS	CITY/TOWN	STATE	ZIP CODE
7A-24	1 KING ST	HAMILL, CHRISTOPHER L		1 KING STREET	GEORGETOWN	MA	01833
7A-25	243 W MAIN ST	CROPLEY ROBERT J	CHERYL ANN CROPLEY	243 W MAIN ST	GEORGETOWN	MA	01833
7A-29	246 W MAIN ST	CRONIN NORINE A		246 W MAIN ST	GEORGETOWN	MA	01833
7A-30	4 HAMPSHIRE LN	TITUS GERALD JR	MARGARET ALUKONIS	4 HAMPSHIRE LN	GEORGETOWN	MA	01833
7A-36	3 HAMPSHIRE LN	ANFEH LLC		4 HOLLY LN	GROVELAND	MA	01834
7A-37	HAMPSHIRE LN	GROVELAND ASSOCIATES LLC	FEDERAL CITY CONDOMINIUM- C/O FENS CO	939 SALEM STREET	GROVELAND	MA	01834

Town of Georgetown
ASSESSORS OFFICE
CERTIFIED COPY
Georgetown, MA 01833



January 24, 2024

