



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
DJ McNulty
Jason Naves, Associate Member

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

Board/Committee Name: PLANNING BOARD
 Date: TUESDAY, March 19, 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: Project Update

BILLIS WAY: As Built Acceptance, Roadway Recommendation

TOWN MEETING UPDATE: Discussion and decision of organization of Board with remedied appointment terms.

MEETING MINUTES: Acceptance of October 30, 2023, and November 28, 2023, meeting minutes.

TOWN PLANNER UPDATE

OTHER ITEMS NOT REASONABLE ANTICIPATED AT TIME OF POSTING

NEXT MEETING April 2, 2024

ADJOURNMENT

REVISED 3-14-2024
 Revised to include minutes and a description for “Town Meeting Update”.

TOWN OF GROVELAND
 2024 MAR 14 PM 1:19
 RECEIVED/POSTED
 TOWN CLERK



Town of Groveland
Office of
Inspectional Services
Groveland, MA 01834
Phone: 978-556-7209

TO: Planning Board
FROM: Sam Joslin, Building Commissioner
DATE: 3/14/2024
SUBJECT: 931 Salem status update

Due to work commencing before a permit was issued, a stop work order was issued pursuant to MGL 143 (see attached) and posted on site on that same day and a fine of \$2,235 (double permit fee) was issued. The following Monday it was found that the stop work order was violated. Pouring of the vault slab was allowed at risk with the condition of an additional \$4,470 fee and stamped construction control forms be received in accordance with 780 CMR § 106. I allowed the contractor to proceed at risk as multiple concrete trucks were on site and the cost to turn them away would be considerable and there was an alternate method to confirm compliance with the construction control documents and review of those documents through an approved third party. I have received the engineer's construction control forms from the structural engineer on the project as required. TEC will have to confirm the engineer's reports regarding conditions during the pour.

Currently the project is still ceased until the permit can be approved. For permit approval the following is required:

- State Fire Marshall permit in hand pursuant to the Special Permit conditions.
- Vault plan reviewed and approved by TEC (3/1/2024 Steven David was asked to respond to TEC's comments. Comment received was "we are good to go". I would need confirmation that TEC's comments are not in dispute and would be addressed.
- For the slab poured multiple factors should be analyzed including, but not limited to:
 - Rebar spacing, size, rebar lengths, spacing, cover, epoxy coating/condition.
 - Slump test criteria.
 - Air content test criteria
 - Curing procedures and materials
 - Test cylinders to be prepared and sent to a concrete testing lab.

Note: Along with this, all testing and analysis is typically reviewed by an unbiased third-party who would be present during the remaining concrete pour. The various items listed above should be checked and approved by the design engineer and/or a third-party testing group.

- The permit application will need to be corrected to reflect the registered design professional (engineer) in the space provided on the application and a current insurance policy with the "Town of Groveland" as the certificate holder submitted.
- The additional fee of \$4,470 is paid for the work done in violation of the Stop Work Order.
- TEC will need to witness the rest of the pour as outlined in the Special Permit.

Once the above items are addressed the permit can be issued and work can resume.

Respectfully,



Sam Joslin
Groveland Building Commissioner



Town of Groveland
Office of
Inspectional Services
Groveland, MA 01834
Phone: 978-556-7209

February 26, 2024

ANFEH LLC
C/O Fadi Issa
37 Dwinell Street
Groveland, MA 01834

RE: 931 Salem Street, Groveland. Working without a permit.

Dear Mr. Issa,

The work being performed at 931 Salem Street, for the installation of underground tanks, has not received the required approvals or permits.

According to 780 CMR, the State Building Code, Section 105.1 Required: It shall be unlawful to construct, reconstruct, alter, repair, remove or demolish a building or structure; or to change the use or occupancy of a building or structure; or to install or alter any equipment for which provision is made or the installation of which is regulated by 780 CMR without first filing an application with the building official and obtaining the required permit.

You are hereby notified that all construction shall cease until the proper approvals and permits are issued. Failure to comply shall be enforced in accordance with the applicable provisions of M.G.L. c. 143, M.G.L. c. 148, and M.G.L. c. 148A. Violations of the provisions of 780 CMR shall be subject to penalties as prescribed by M.G.L. c. 143, § 94(a), which includes fines of not more than \$1,000 or imprisonment for not more than one year, or both, for each such violation. Each day during which a violation exists shall constitute a separate offense.

If you are aggrieved by anything in this notice about an interpretation or application of 780 CMR, you have the right to appeal within forty-five (45) days receipt of this notice, to the Building Code Appeals Board, pursuant to G. L. c 143, § 100., under section 780 CMR 113 of the Massachusetts State Building Code.

Should you have any questions, my office hours are Tuesday and Thursday 8:00 am to 12:00 pm, or you may phone me at 978-556-7209.

Respectfully,


Sam Joslin
Groveland Building Commissioner

Cc: Groveland Planning Board
Groveland Fire Department

Ms. Annie Schindler
Town Planner & Environmental Program Coordinator
Town of Groveland
183 Main Street
Groveland, MA 01834

March 13, 2024

Re: 929-931 Salem Street, Groveland, MA
Engineering Peer Review - #3

Dear Ms. Schindler and Members of the Planning Board:

On behalf of the Town of Groveland, TEC, Inc. reviewed documents as part of the civil engineering peer review for the proposed concrete vault to be located at 929-931 Salem Street. ANFEH, LLC submitted the following documents which were reviewed by TEC for conformance with the Town of Groveland Zoning Bylaw and industry standards and best management practices:

- Vault Plans, prepared by CM Kirby Engineering, PLLC, dated September 25, 2023 with revisions dated December 20, 2023.
- Vault Design w/ Top Slab Installed and Final Loads Applied, calculations prepared by Christopher M. Kirby PE, dated February 24, 2024.

For consistency, the original comment numbers have been retained from the most recent TEC Peer Review letter dated January 30, 2024. The Applicant's responses to the comments are shown as **bold**; TEC's responses are shown as italic. No Peer Review Response Letter was prepared by CM Kirby Engineering, PLLC that corresponds to comments from the January 30, 2024 TEC Peer Review Letter #2. Upon review of the plans and calculations, TEC has compiled the following comments for the Board's consideration:

Vault Plans

The comment from Engineering Peer Review - #2 that was not responded to by CM Kirby Engineering, PLLC is below.

2. TEC did not check the vault for structure adequacy and is not responsible for structural design. There are no attached structural calculations for the design of the vault with assumed loading and design of reinforcement. There is no information on soil conditions and bearing capacities. TEC requests this information to be provided.

CM Kirby: The wall design and steel beam design calculations are attached. The soil bearing pressures are shown on Sheet T5 of the Structural Plans.

TEC Comment #2: Comment partially addressed. The wall design and steel beam design calculations were attached and reviewed however, there are follow up comments on the calculations. The sketch on sheet 12 of 17 in the Vault Calcs was not considered due to lack of clarity and the prior calculation sheets were used to check rebar the design plans (sheets 9-11).

- *The walls were designed as cantilever retaining walls, However, there is vertical loading from the top slab and steel beams which are not considered the wall design. Was this examined in the design process or other calculations?*
- *There is reinforcing provided in the bottom mat for the top slab, but top mat reinforcing is not provided. Was top mat reinforcing considered in the top slab?*
- *There are no calculations for the center wall / column. How was the center wall / column designed?*
- *Heel reinforcing is not called out on the plans as stated in the calculations. Please provide callout on the plans.*

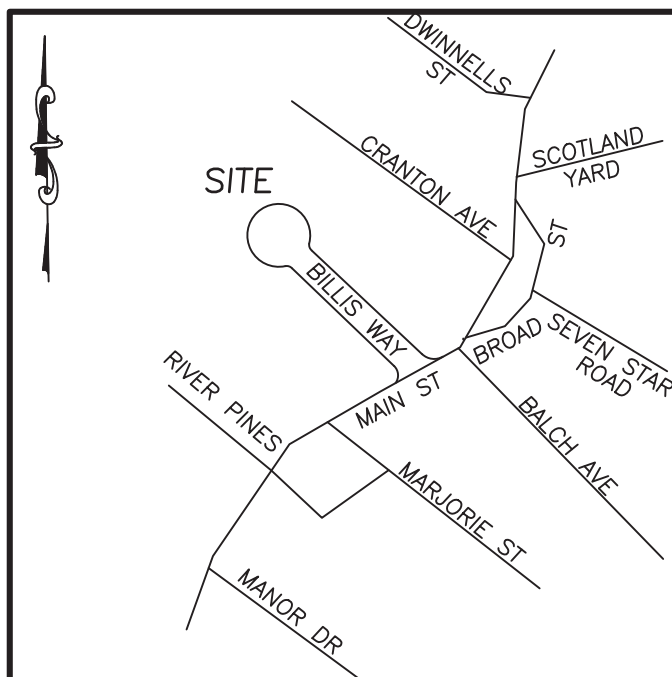
TEC Comment #3: TEC continues to suggest adding information to the calculations and plans. Regarding the 4 bullet points made in TEC Comments #2, conflicts 1 and 3 are addressed. Calculations were provided for the incorporated vertical loading and for the center wall. Regarding conflict 2, TEC suggest the applicant provide calculations or a comment for the top slab reinforcement. Regarding conflict 4, the heel reinforcing in the plan set is still not called out according to calculations.

Please do not hesitate to contact me directly if you have any questions concerning our peer review at 978-593-0984. Thank you for your consideration.

Sincerely,
TEC, Inc.
"The **Engineering Corporation**"



Kasey Provost, PE
Assistant Project Manager



UNDERGROUND UTILITY NOTE

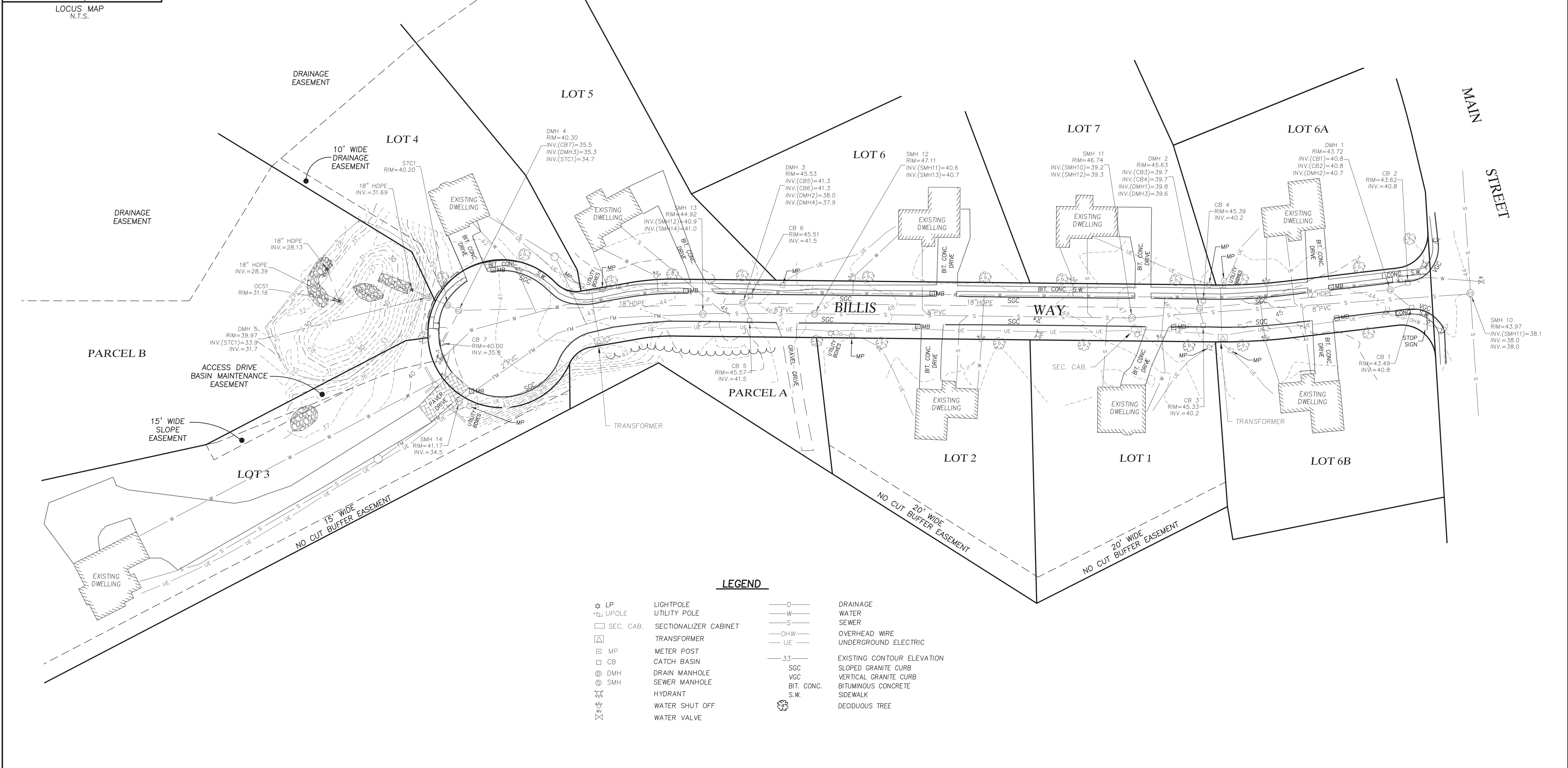
-THE ACTUAL HORIZONTAL AND VERTICAL LOCATION OF THE UNDERGROUND UTILITY LINES BETWEEN STRUCTURES CANNOT BE CERTIFIED TO.
 -THE LOCATION OF UNDERGROUND UTILITIES SHOWN ARE BASED ON SURFACE FEATURES, OBSERVATION OF EXISTING LINES INSIDE OF MANHOLES AND CLIENT RECORDS.
 -AVAILABLE RECORD INFORMATION FOR 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

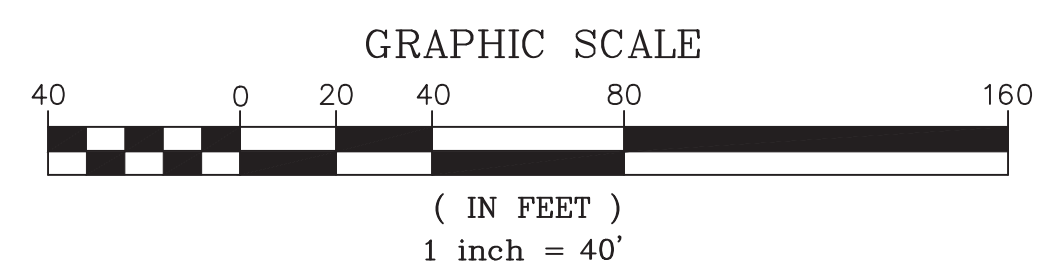
PLAN REFERENCE

PLAN BOOK 466 PLAN 23



LEGEND

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



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

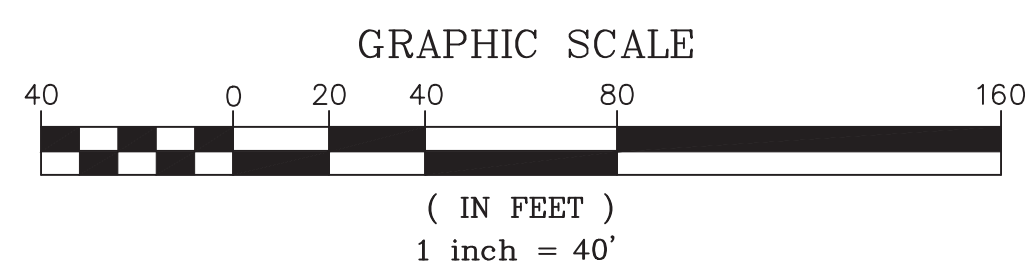
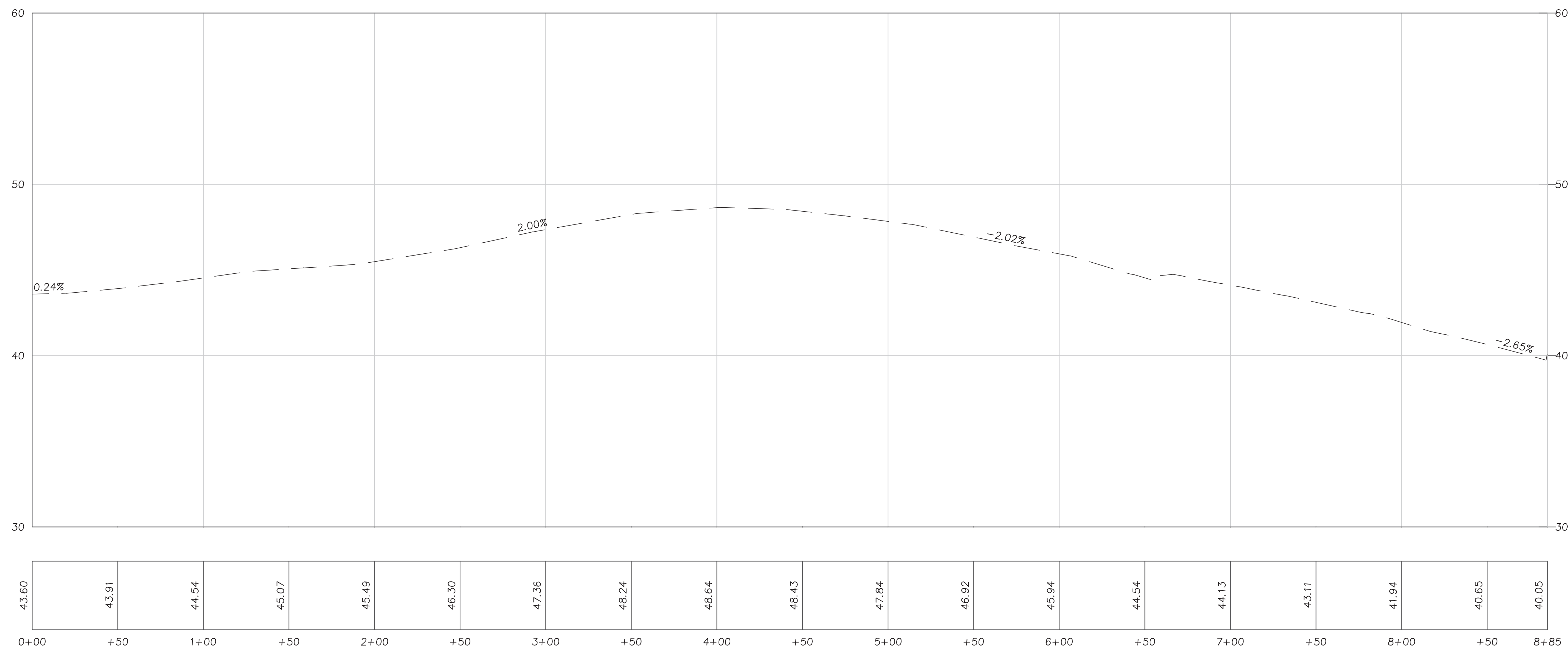
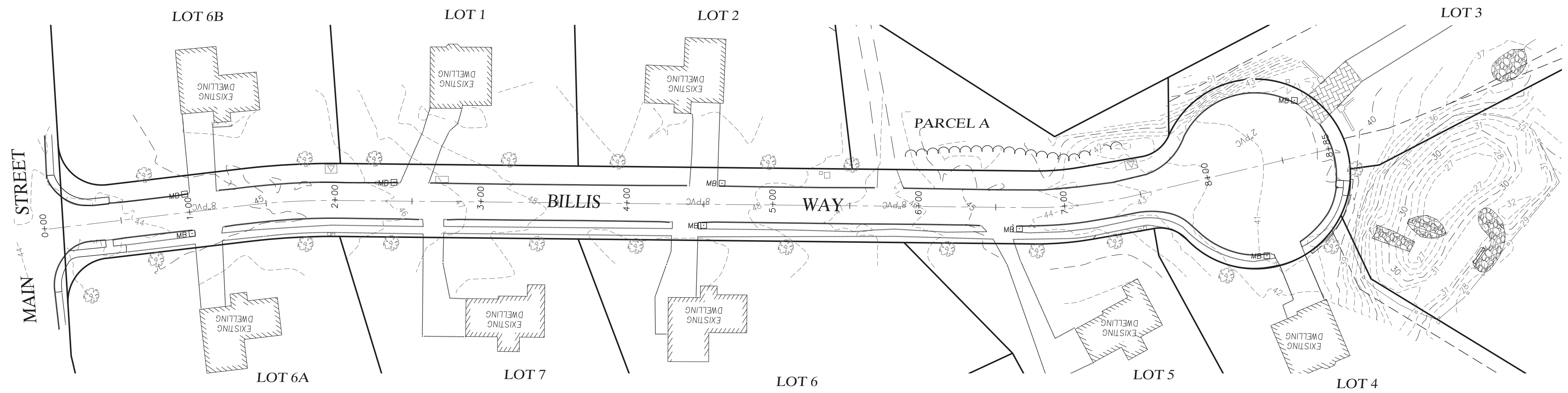
PLAN OF LAND
 IN
GROVELAND, MA
 SHOWING
AS BUILT
 OF
BILLIS WAY

AS BUILT PLAN

SHEET: 1 OF 2

NO.	DATE	DESCRIPTION	BY

SCALE: 1"=40'
 DATE: MAR. 11, 2024
 CALC. BY: P.D.B.
 CHKD. BY: J.T.M.
 PROJECT: M224129



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

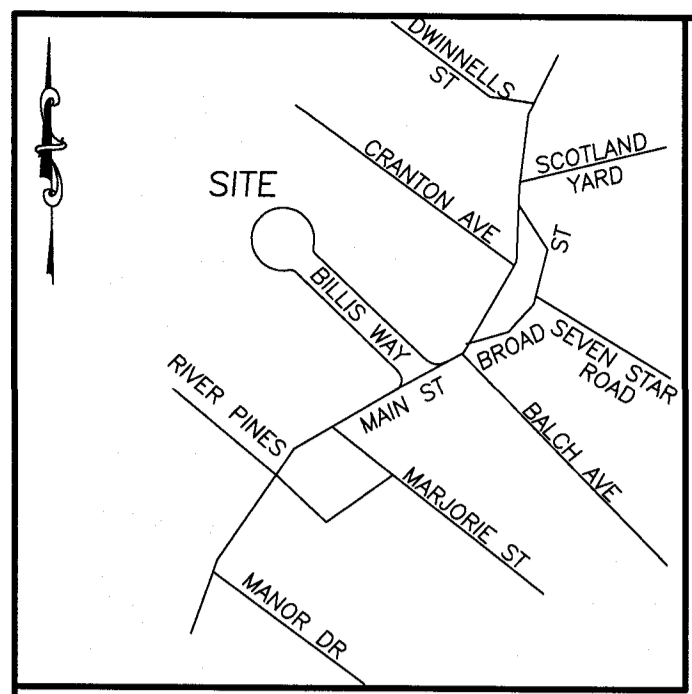
PLAN OF LAND
 IN
GROVELAND, MA
 SHOWING
AS BUILT
 OF
BILLIS WAY

**CENTERLINE
 PROFILE**

SHEET: 2 OF 2

NO.	DATE	DESCRIPTION	BY

SCALE: 1"=40'
 DATE: MAR. 11, 2024
 CALC. BY: S.R.C.
 CHKD. BY: J.T.M.
 PROJECT: M224129



TOWN OF GROVELAND, MA
PLANNING BOARD

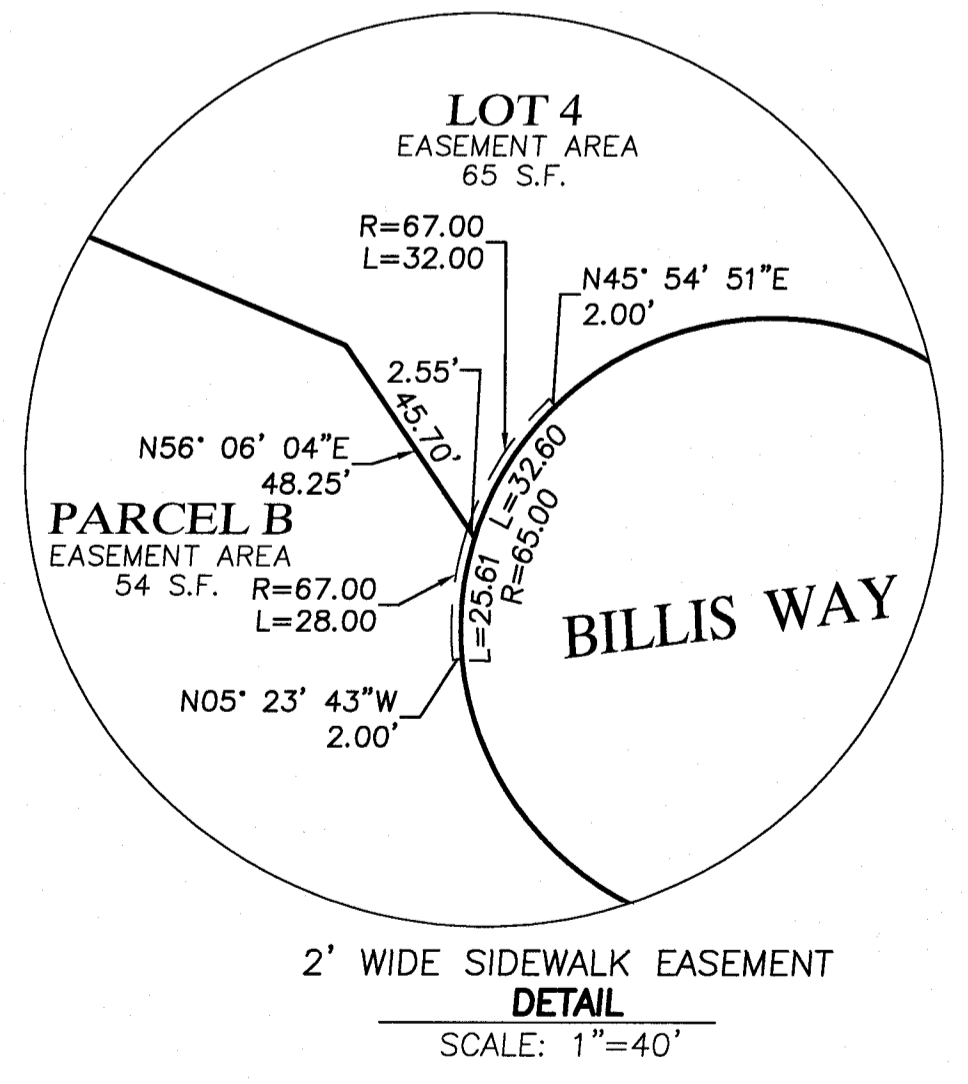
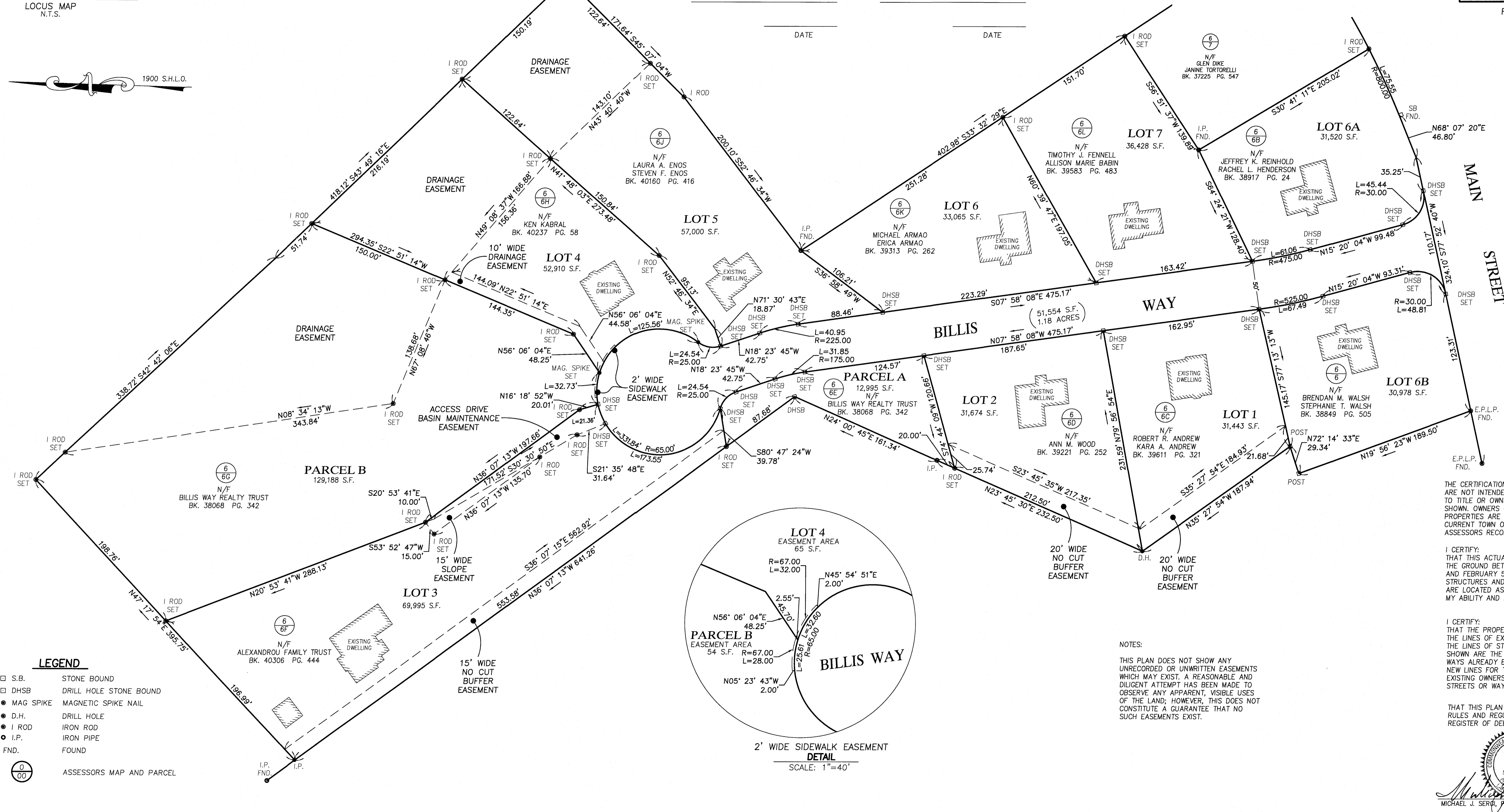
TOWN OF GROVELAND, MA
BOARD OF SELECTMAN

BASIS OF BEARINGS
PLAN BOOK 466 PLAN 23

PLAN REFERENCE
PLAN BOOK 466 PLAN 23

FOR REGISTRY USE

DATE _____ DATE _____



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.

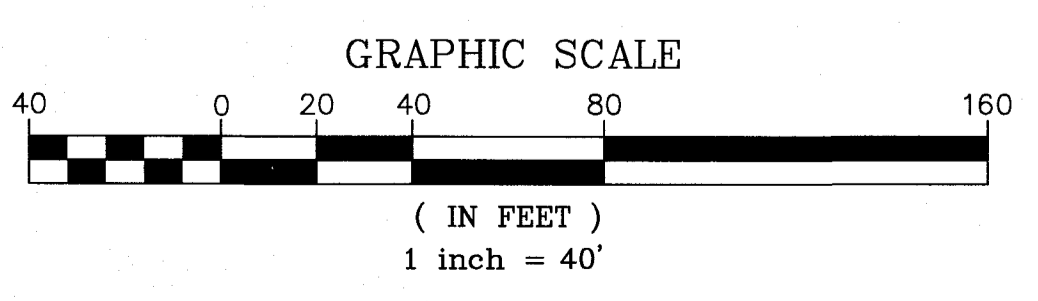
I CERTIFY: THAT THE PROPERTY LINES SHOWN ARE THE LINES OF EXISTING OWNERSHIP AND THE LINES OF STREETS AND WAYS SHOWN ARE THE LINES OF STREETS AND WAYS ALREADY EXISTING AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW STREETS OR WAYS ARE SHOWN.

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.

MICHAEL J. SERVA, P.L.S.
DATE: 2/28/24

- LEGEND**
- S.B. STONE BOUND
 - DHSB DRILL HOLE STONE BOUND
 - MAG SPIKE MAGNETIC SPIKE NAIL
 - D.H. DRILL HOLE
 - I ROD IRON ROD
 - I.P. IRON PIPE
 - FND. FOUND
 - 0/00 ASSESSORS MAP AND PARCEL



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
RIGHT OF WAY
OF
BILLIS WAY

STREET
ACCEPTANCE
PLAN

NO.	DATE	DESCRIPTION	BY

SCALE: 1"=50'
DATE: FEB. 28, 2024
CALC. BY: P.D.B.
CHKD. BY: M.J.S.
PROJECT: M224129

SHEET: 1 OF 1

Property Address: Billis Way, Groveland, MA

MASSACHUSETTS QUITCLAIM DEED

I, Albert C. Couillard, Trustee of Billis Way Realty Trust, under Declaration of Trust dated November 26, 2019, (Confirmatory Declaration of Trust dated December 4, 2019), as evidenced by a Certificate of Trust dated November 26, 2019, and recorded with Essex South District Registry of Deeds at Book 38068, Page 340, of Haverhill, Essex County, Massachusetts,

for consideration paid, and in full consideration of One and 00/100 Dollar (\$1.00)

grant to the Town of Groveland, acting by and through its Board of Selectmen, a municipal corporation organized under the laws of the Commonwealth of Massachusetts, having a mailing address of 183 Main Street, Groveland, Massachusetts 01834

WITH QUITCLAIM COVENANTS

The roadway known as Billis Way as shown on a plan entitled: "Plan of Land in Groveland, MA - Street Acceptance Plan Showing Right of Way of Billis Way", dated Feb. 28, 2024 by Millennium Engineering, Inc., 62 Elm Street, Salisbury, MA 01952 to be recorded herewith, said roadway known as Billis Way being more particularly bounded and described as follows:

Beginning at a point in the Northerly sideline of Main Street, said point being at a stone bound set and being the most Southeasterly corner of the parcel, thence running

South 77° 52' 40" West along the Northerly sideline of said Main Street a distance of 110.17 feet to a stone bound set; thence running

Northerly along the Westerly sideline of Billis Way along a curve turning to the left having an arc length of 48.81 feet on a radius of 30.00 feet to a stone bound set, thence running

North 15° 20' 04" West along said sideline a distance of 93.31 feet to a stone bound set, thence running

Northwesterly along said sideline along a curve turning to the right having an arc length of 67.49 feet on a radius of 525.00 feet to a stone bound set, thence running

North 07° 58' 08" West along said sideline a distance of 475.17 feet to a stone bound set, thence running

Northwesterly along said sideline along a curve turning to the left having an arc length of 31.85 feet on a radius of 175.00 feet to a stone bound set, thence running

North 18° 23' 45" West along said sideline a distance of 42.75 feet to a stone bound set, thence running

Northwesterly along said sideline along a curve turning to the left having an arc length of 24.54 feet on a radius of 25.00 feet to a stone bound set, thence running

Northwesterly, Northeasterly, and Southeasterly along said sideline along a curve turning to the right having an arc length of 331.84 feet on a radius of 65.00 feet to a stone bound set, thence running

Southeasterly along said sideline along a curve turning to the left having an arc length of 24.54 feet on a radius of 25.00 feet to a stone bound set, thence running

North 18° 23' 45" East along the Easterly sideline of Billis Way a distance of 42.75 feet to a stone bound set, thence running

Southeasterly along said sideline along a curve turning to the right having an arc length of 40.95 feet on a radius of 225.00 feet to a stone bound set, thence running

South 07° 58' 08" East along said sideline a distance of 475.17 feet to a stone bound set, thence running

Southeasterly along said sideline along a curve turning the left having an arc length of 61.06 feet on a radius of 475.00 feet to a stone bound set, thence running

North 15° 20' 04" East along said sideline a distance of 99.48 feet to a stone bound set, thence running

Southeasterly along said sideline along a curve turning the left having an arc length of 45.44 feet on a radius of 30.00 feet, to the point of beginning.

Meaning and intending to convey that premises shown as Billis Way on the plan referred to hereinabove.

Being a portion of the premises conveyed to me by deed of Berkeley Development, LLC dated November 25, 2019, and recorded with Essex South District Registry of Deeds at Book 38068, Page 342.

This is not homestead property.

WITNESS my hand and seal this _____ day of _____, 2024.

Albert C. Couillard, Trustee of
Billis Way Realty Trust

COMMONWEALTH OF MASSACHUSETTS
Essex, ss.

On this _____ day of _____, 2024, before me, the undersigned Notary Public, personally appeared Albert C. Couillard, Trustee of Billis Way Realty Trust, proved to me through satisfactory evidence of identification, which was () Mass. driver's license or () _____, to be the person whose name is signed on the within document, and who acknowledged to me that he signed it voluntarily for its stated purpose.

Notary Public
My commission expires:

Property Address: Parcel A and Parcel B, Billis Way, Groveland, MA

MASSACHUSETTS QUITCLAIM DEED

I, Albert C. Couillard, Trustee of Billis Way Realty Trust, under Declaration of Trust dated November 26, 2019, (Confirmatory Declaration of Trust dated December 4, 2019), as evidenced by a Certificate of Trust dated November 26, 2019, and recorded with Essex South District Registry of Deeds at Book 38068, Page 340, of Reading, Middlesex County, Massachusetts,

for consideration paid, and in full consideration of One and 00/100 Dollar (\$1.00)

grant to the Town of Groveland, acting by and through its Board of Selectmen, a municipal corporation organized under the laws of the Commonwealth of Massachusetts, having a mailing address of 183 Main Street, Groveland, Massachusetts 01834

WITH QUITCLAIM COVENANTS

A certain parcel of land in Groveland, Essex County, Massachusetts, shown as Parcel A on a plan entitled "Billis Way, a Subdivision in Groveland, Mass., Definitive Subdivision Plan", Applicant/Owner James Billis, prepared by WGH Land Survey & Design, dated March 17, 2017 and recorded with Southern Essex District Registry of Deeds in Plan Book 466, Plan 23, containing 12,995 square feet, more or less and more particularly described as shown on said Plan.

ALSO:

A certain parcel of land in Groveland, Essex County, Massachusetts, shown as Parcel B on a plan entitled "Billis Way, a Subdivision in Groveland, Mass., Definitive Subdivision Plan", Applicant/Owner James Billis, prepared by WGH Land Survey & Design, dated March 17, 2017 and recorded with Southern Essex District Registry of Deeds in Plan Book 466, Plan 23, containing 129,188 square feet, and more particularly described as shown on said Plan.

Subject to the conditions and restrictions referred to on said Plan and subject to all easements and restrictions of record.

Subject to all conditions affecting or applicable to the area set forth as “proposed drain ease” on a plan of land mentioned above and recorded with said Deeds in Plan Book 466, Plan 23, and subject to all conditions affecting or applicable to the edge of wetlands delineation by Seekamp Environmental as shown on said plan.

Also meaning and intending to convey all right, title and interest of the Grantor in and to the way shown as Billis Way on said Plan subject to the rights of others in said way.

Being a portion of the premises conveyed to me by deed of Berkeley Development, LLC dated November 25, 2019, and recorded with Essex South District Registry of Deeds at Book 38068, Page 342.

This is not homestead property.

WITNESS my hand and seal this _____ day of _____, 2022.

Albert C. Couillard, Trustee of
Billis Way Realty Trust

COMMONWEALTH OF MASSACHUSETTS
Essex, ss.

On this _____ day of _____, 2022, before me, the undersigned Notary Public, personally appeared Albert C. Couillard, Trustee of Billis Way Realty Trust, proved to me through satisfactory evidence of identification, which was () Mass. driver’s license or () _____, to be the person whose name is signed on the within document, and who acknowledged to me that he signed it voluntarily for its stated purpose.

Notary Public
My commission expires:

MASSACHUSETTS QUITCLAIM DEED

I, Albert C. Couillard, Trustee of Billis Way Realty Trust, under Declaration of Trust dated November 26, 2019, (Confirmatory Declaration of Trust dated December 4, 2019), as evidenced by a Certificate of Trust dated November 26, 2019, and recorded with Essex South District Registry of Deeds at Book 38068, Page 340, of Reading, Middlesex County, Massachusetts,

for consideration paid, and in full consideration of

grant to

WITH QUITCLAIM COVENANTS

Access Drive and Basin Maintenance Easement on Lot 3 of Billis Way as shown on a plan entitled: "Plan of Land in Groveland, MA - Street Acceptance Plan Showing Right of Way of Billis Way", dated Feb. 28, 2024 by Millennium Engineering, Inc., 62 Elm Street, Salisbury, MA 01952 to be recorded herewith, said Drainage Easement being more particularly bounded and described as follows:

Beginning at a point in the Southeasterly corner of Lot 3, said point being at a stone bound set and also being the Northerly sideline of Billis Way, thence running

Southwesterly along said sideline along a curve turning to the left having an arc length of 21.36 feet on a radius of 65.00 feet to a stone bound set, thence running across Lot 3 the next three courses

North 21° 35' 48" West a distance of 31.64 feet to an iron rod set, thence running

North 30° 30' 50" West a distance of 171.52 feet to a point, thence running

North 20° 53' 41" West a distance of 10.00 feet to an iron rod set at the angle point of Lot 3 and Parcel B, thence running

South 36° 07' 13" East along said Parcel B a distance of 197.66 feet to an iron rod set, thence running

South 16° 18' 52" East along said Parcel B a distance of 20.01 feet, to the point of beginning.

WITNESS my hand and seal this _____ day of _____, 2021.

Albert C. Couillard, Trustee of
Billis Way Realty Trust

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this _____ day of _____, 2021, before me, the undersigned Notary Public, personally appeared Albert C. Couillard, Trustee of Billis Way Realty Trust, proved to me through satisfactory evidence of identification, which was () Mass. driver's license or () _____, to be the person whose name is signed on the within document, and who acknowledged to me that he signed it voluntarily for its stated purpose.

Notary Public
My commission expires:

MASSACHUSETTS QUITCLAIM DEED

I, Albert C. Couillard, Trustee of Billis Way Realty Trust, under Declaration of Trust dated November 26, 2019, (Confirmatory Declaration of Trust dated December 4, 2019), as evidenced by a Certificate of Trust dated November 26, 2019, and recorded with Essex South District Registry of Deeds at Book 38068, Page 340, of Reading, Middlesex County, Massachusetts,

for consideration paid, and in full consideration of

grant to

WITH QUITCLAIM COVENANTS

A certain parcel of land in Groveland, Essex County, Massachusetts, shown as Lot 4 on a plan entitled "Billis Way, a Subdivision in Groveland, Mass., Definitive Subdivision Plan", Applicant/Owner James Billis, prepared by WGH Land Survey & Design, dated March 17, 2017 and recorded with Southern Essex District Registry of Deeds in Plan Book 466, Plan 23, containing 52,910 square feet, and more particularly described as shown on said Plan.

Subject to the conditions and restrictions referred to on said Plan and subject to all easements and restrictions of record.

Subject to all conditions affecting or applicable to the area set forth as "proposed drain ease" on a plan of land mentioned above and recorded with said Deeds in Plan Book 466, Plan 23, and subject to all conditions affecting or applicable to the edge of wetlands delineation by Seekamp Environmental as shown on said plan.

Also meaning and intending to convey all right, title and interest of the Grantor in and to the way shown as Billis Way on said Plan subject to the rights of others in said way.

Being a portion of the premises conveyed to me by deed of Berkeley Development, LLC dated November 25, 2019, and recorded with Essex South District Registry of Deeds at Book 38068, Page 342.

This is not homestead property.

WITNESS my hand and seal this _____ day of _____, 2021.

Albert C. Couillard, Trustee of
Billis Way Realty Trust

COMMONWEALTH OF MASSACHUSETTS
Essex, ss.

On this _____ day of _____, 2021, before me, the undersigned Notary Public, personally appeared Albert C. Couillard, Trustee of Billis Way Realty Trust, proved to me through satisfactory evidence of identification, which was () Mass. driver's license or () _____, to be the person whose name is signed on the within document, and who acknowledged to me that he signed it voluntarily for its stated purpose.

Notary Public
My commission expires:

MASSACHUSETTS QUITCLAIM DEED

I, Albert C. Couillard, Trustee of Billis Way Realty Trust, under Declaration of Trust dated November 26, 2019, (Confirmatory Declaration of Trust dated December 4, 2019), as evidenced by a Certificate of Trust dated November 26, 2019, and recorded with Essex South District Registry of Deeds at Book 38068, Page 340, of Reading, Middlesex County, Massachusetts,

for consideration paid, and in full consideration of

grant to

WITH QUITCLAIM COVENANTS

A certain parcel of land in Groveland, Essex County, Massachusetts, shown as Lot 5 on a plan entitled “Billis Way, a Subdivision in Groveland, Mass., Definitive Subdivision Plan”, Applicant/Owner James Billis, prepared by WGH Land Survey & Design, dated March 17, 2017 and recorded with Southern Essex District Registry of Deeds in Plan Book 466, Plan 23, containing 57,000 square feet, and more particularly described as shown on said Plan.

Subject to the conditions and restrictions referred to on said Plan and subject to all easements and restrictions of record.

Subject to all conditions affecting or applicable to the area set forth as “proposed drain ease” on a plan of land mentioned above and recorded with said Deeds in Plan Book 466, Plan 23, and subject to all conditions affecting or applicable to the edge of wetlands delineation by Seekamp Environmental as shown on said plan.

Also meaning and intending to convey all right, title and interest of the Grantor in and to the way shown as Billis Way on said Plan subject to the rights of others in said way.

Being a portion of the premises conveyed to me by deed of Berkeley Development, LLC dated November 25, 2019, and recorded with Essex South District Registry of Deeds at Book 38068, Page 342.

This is not homestead property.

WITNESS my hand and seal this _____ day of _____, 2021.

Albert C. Couillard, Trustee of
Billis Way Realty Trust

COMMONWEALTH OF MASSACHUSETTS
Essex, ss.

On this _____ day of _____, 2021, before me, the undersigned Notary Public, personally appeared Albert C. Couillard, Trustee of Billis Way Realty Trust, proved to me through satisfactory evidence of identification, which was () Mass. driver's license or () _____, to be the person whose name is signed on the within document, and who acknowledged to me that he signed it voluntarily for its stated purpose.

Notary Public
My commission expires:



TOWN OF GROVELAND

Notice of Appeal or Not for Decision Made by Groveland Planning Board



Office of the Town Clerk
183 Main Street
Groveland, Mass
Tel-469-5005
Anne Brodie

I hereby copy of a decision of the Groveland Planning Board of the TOWN OF GROVELAND related to the application of:

Jim Billis
Appucant's Name

MAIN ST
Appucant's Street Address

File Number

Was filed in this office on: Feb 28, 2018 and that no notice of appeal was filed.

Attest: Anne Brodie
Anne Brodie

Date: MAR 20, 2018

2018 FEB 28 AM 10: 33

MEMORANDUM OF DECISION, BILLIS WAY
(FINAL 01-31-2018)TOWN CLERK
RECEIVED/POSTED

A public hearing was duly advertised and held on April 16, 2017 continued to June 20, 2017 and July 25, 2017, continued to and closed on September 5, 2017. The hearing was reopened under MGL Chapter 41 Section 81W for purposes of numbers 36, 37, 38 and 39 below. A peer review by Groveland Water and Sewer for sewer connections was also performed. After hearing and consideration of the testimony and evidence of all parties present, and upon due consideration of the Zoning By-Laws, the Planning Board hereby approves the submitted subdivision plan with the following conditions/restrictions:

This decision is rendered on January 23, 2018 subsequent to the hearing on April 16, 2017 submission/Application for approval of a certain definitive subdivision plan relative to a parcel of land in Groveland, Massachusetts located off Main Street shown as Billis Way.

1. Prior to the issuance of Building Permits the Applicant will provide documentation that the Memorandum of Decision, Forms E & F or Substitution Performance Guarantee as outlined in M.G.L. Chapter 41, Section 81-U and subject Definitive Plans are recorded in the Essex County Deed Office. No work shall begin on this project prior to this recording, this includes the clearing of any trees.
2. No roadway construction to be executed without notification of the Planning Board and permission from the Road Commissioner Town of Groveland. Notification must be no less than 10 days as required by Groveland By Laws.
3. Due to the unique geographical features of this parcel and due to adjacent wetlands and to protect present inhabitants/abutter's health, safety and welfare; The Planning Board requires that the actual use of the lots contained therein and the subject parcel shall conform to the intended use of these lots by the Planning Board contained in the original Memorandum of Decision.

All buildable lots contained in the subject parcel of land are approved for single family dwellings only. It is the determination of The Planning Board that the spirit and intent of the Town of Groveland Zoning By Laws and applicable Massachusetts General Laws would be violated by any use other than Residential Single Family Dwellings.

4. All electric and utility service to the lots shall be underground.
5. Include on the Definitive Plan the location of all utilities as required by the Town of Groveland By-laws, Planning Board Rules and Regulations, Appendix C (h).

6. The Planning Board requires that the Owner/Applicant/Developer shall locate the Shade Trees a no closer than 5 feet (5') nor more than 20 feet (20') from the right-of-way line at the locations noted on the plans, but at the discretion of the Applicant based upon actual location of the structures on the lots.
7. This decision shall be binding upon the executors, heirs, administrators, devisees, successors, and assigns of the applicant.
8. Street lighting shall be of a type, and set at a distance as determined by the Town of Groveland Municipal Light Department.
9. The Owner/Applicant/Developer shall obtain general liability insurance covering the development in the amount of Five Million Dollars (\$5,000,000.00), and further that the Owner/Applicant/Developer shall indemnify and hold harmless The Town of Groveland from any and all claims which may arise from the development and construction relating thereto.
10. The Planning Board shall at the Owner/Applicant/Developer expense hire an independent third party to oversee and verify for the Planning Board the important construction milestone events of this development. Said third party shall be responsible to, and report to The Planning Board, shall file written reports as deemed necessary by The Planning Board to the Planning Board and other Town Boards as required.

It is the Applicants responsibility to notify the said third party and other Town Officials to arrange these required inspections, which are: the installation of the erosion control measures, drainage system, roadway subgrade, compacted gravel sub-base, electric & utilities, binder and finish coats of compacted bituminous concrete pavement and other items as required by the Town of Groveland By-Laws or as directed by The Planning Board.

11. Violations of any terms of this decision or Covenants relating thereto shall be just cause for Rescission, Modification or Amendment pursuant to Massachusetts G.L. c. 41 §81W.
12. This Decision is based on the acceptance of the Definitive plan by the Town of Groveland Board of Health, and the Town of Groveland Conservation Commission. Any objection by the previously mentioned Town Boards to the Definitive Plan, or lots contained therein shall NEGATE the acceptance by the Planning Board for the Definitive plan, or the lots affected by the aforementioned decision.
13. The project roadway shall have a cross section comprising of twenty four inch (24") of compacted gravel as follows, twelve inch (12") of Gravel Borrow Type B (M 1.03.0) placed in two six inch (6") compacted courses, overlaid by 8" of processed gravel (M1.03.1) in two four inch (4") compacted courses as outlined in Massachusetts Highway

- Department specifications, a four inch (4") compacted bituminous binder in two inch (2") lifts, and a two inch (2") compacted bituminous concrete overlay/topcoat all hot applications.
14. Submission of a partial As Built plan of the subdivision shall be completed and filed with the Planning Board by the Applicant prior to the release of any lots.
 15. Submission of a Final As Built plan of the subdivision and petition for road acceptance shall be completed and filed with the Planning Board by the Applicant prior to conveyance of the last lot in the subdivision or prior to the release of the performance guarantee.
 16. All other Town of Groveland By-Laws not mentioned, but relevant to this Decision, shall be adhered to, otherwise this Decision shall become Null and Void.
 17. The Owner/Applicant/Developer shall complete Groveland Subdivision Rules and Regulations Forms E and F, for the compliance of the Performance Guarantee as Required by Massachusetts General Laws, Chapter 41, as noted above.
 18. The Owner/Applicant/Developer shall also post the following signs:
 - A. "Stop" sign and painted "Stop Bar" at the intersection of the proposed development and Main Street.
 - B. Street sign with the name of the proposed street for the subdivision at the intersection of the proposed development and Main Street.
 19. All buildable lots contained in the subject parcel of land are approved for single family dwellings only.
 20. No additional Mortgages or Liens may be applied to any lots in the subdivision which the Town of Groveland is holding as security.
 21. Vital Access must be maintained at all times and is the sole responsibility of the Owner/Applicant/Developer. This access includes plowing, sanding and general up keep until the road acceptance by the Town of Groveland.
 22. Driveways must be accessible for Emergency Vehicles and approved by the Groveland Fire and Police Chiefs.
 23. All requirements, if any, of the Massachusetts Department of Transportation must be met and a copy of any authorizations or approvals filed with the Planning Board.

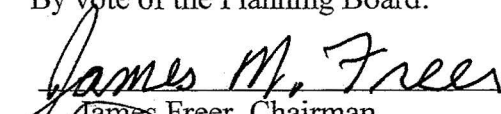
24. Groveland Board of Health approval and a copy of their decision shall be filed with the Planning Board concerning each individual lot as to potable water and septic or sewer approval.
25. The Planning Board has approved the Definitive Plan with the following waivers;
- A. Section 4.1.5.2 of the Rules and Regulations requires that roadway monuments be constructed of granite with an embedded brass plug. This requested waiver will allow for use of monuments constructed of concrete with an encased iron rod. The alternate monument construction will allow for the easier location of the installed monuments and will not impact the layout, safety or operation of the roadway.
 - B. Section 4.3.7 of the Rules and Regulations requires that an easement be provided at the end of proposed roadway that does not extend to the adjacent property to allow future extension of the roadway. The adjacent property at this subdivision is the Town's well field and extension of the public roadway is not desired by the Town. As a public benefit the Billis Way Subdivision will preserve the existing woods road which will provide an alternative access way to the Towns well fields. A lockable gate will be provided at the cul-de-sac. The proposed subdivision includes an emergency access drive which will provide an alternate means of access and egress for emergency vehicles.
 - C. Section 4.3.7.1 and Section 4.3.11.1 of the Rules and Regulations require that permanent cul-de-sac streets be limited in length to seven hundred fifty feet (750'). Due to the existing topography, stream and adjacent property uses (cemetery and municipal wellfield) the roadway could not be extended to connect to another street. The waiver will allow the construction of the roadway to a length of approximately eight hundred seventy four feet (874') as shown on the Definitive Plan. The extension of the roadway will allow the Applicant to provide additional buffer to the adjacent cemetery.
 - D. Section 4.3.11.5 of the Rules and Regulations requires that cul-de-sacs include a landscaped island surrounded by granite cobbles. This requested waiver will allow for elimination of the landscaped island and granite cobbles, such that the cul-de-sac will be comprised of a paved surface only. The waiver of these requirements will aid with maneuverability and in the long term maintenance of the street by the Town's Department of Public Works. The cobbles in particular are likely to be damaged or dislodged over time by snow plow trucks. The requested waiver will not impact the turning radius necessary for the cul-de-sac as that remains in place at 24 feet (24') in a finished traveled way.


- E. Section 4.9.3 of the Rules and Regulations requires that the installation of sidewalks on both sides of the street. The requested waiver will allow for the installation of sidewalk on one side of the street. The installation of only one sidewalk will accommodate the establishment of a buffer between the proposed roadway and the abutting cemetery and will reduce impervious area.
 - F. Section 5.6.3 of the Rules and Regulations requires the use of reinforced concrete pipe for the roadway drain pipe. The requested waiver will allow for the use of HDPE pipe which provides better hydraulic capacity and is an acceptable substitute.
26. The Planning Board grants the Special Permit for affordable housing pursuant to Section 10.1.8 of the Zoning Bylaw and requires the Owner/Applicant/Developer to pay \$80,000 as the affordable housing payment based upon the Department of Housing and Community Development that the affordable price for a for sale single family home equal to what is being proposed is calculated to be \$234,000.00 in Groveland. As a result, in accordance with Section 10.1.8 of the Zoning Bylaw, 50% of the difference between the affordable price and the market rate price (\$450,000) would be \$108,000. As a result, the bylaw provides that the payment will be 50% of the difference between the affordable price and market rate price or \$80,000 whichever is lower.
27. No building permit for any dwelling unit shall be granted by the Building Inspector until all drainage facilities and associated structures, including pipes and drainage swales, have been completed to the satisfaction of the Planning Board, or adequate security has been provided therefor. No building permit for any dwelling unit shall be granted by the Building Inspector until the roadway to serve such unit has been completed to the satisfaction of the Planning Board and adequate security is in place to assure the completion of construction.
28. During construction all local, state, and federal laws shall be followed regarding noise, vibration, dust, and blocking of town roads. The Applicants shall at all times use all reasonable means to minimize inconvenience to residents in the general area. Construction of the proposed ways and services shall not commence on any day before 7:00 A.M. and shall not continue beyond 6:00 P.M. There shall be no construction of the proposed ways and services on any Sunday or federal legal holiday.
29. The Applicant shall meet with the Board's review engineer at least seventy-two (72) hours prior to the commencement of any construction to hold a pre-construction conference.
30. The Owner/Applicant/Developer shall install a lockable vehicle gate at entrance to the proposed access to the Town Well Field.

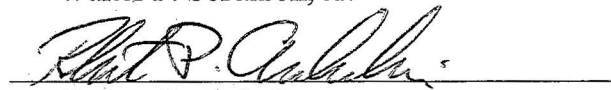
31. The Owner/Applicant/Developer shall install a lockable fence gate at the west end of the emergency access drive on Parcel A.
32. On Sheet 11 of the Definitive Plan the invert elevation of the twenty four inch (24") horizontal orifice shown on the Basin 10 Outlet Control Detail shall match the elevation of the emergency spillway, Elevation 31.0.
33. Prior to the release of any lots the Owner/Applicant/Developer shall establish drain easements, as shown on the Definitive Plan, within Lot 4, Lot 5 and Parcel B. These easements shall be recorded on the deeds of these properties and proof of the recording shall be provided to the Planning Board.
34. Prior to the release of any lots the Owner/Applicant/Developer shall establish twenty-foot (20') no cut easements along the rear property lines of Lot 1 and Lot 2, and a fifteen-foot (15') no cut easement along the western side property line (adjacent to cemetery) of Lot 3. These easements shall be recorded on the deeds of these properties and proof of the recording shall be provided to the Planning Board.
35. Prior to the release of any lots the Owner/Applicant/Developer shall establish an access drive basin maintenance easement along the eastern side property line of Lot 3. The easement shall be recorded on the deed of these property and proof of the recording shall be provided to the Planning Board.
36. Continued Discussions with the Groveland Water & Sewer Board shall continue to a mutual decision on Water and Sewer infrastructure, length, size and type of pipe for both Water and Sewer per GWSB specifications and per the Subdivision Control Law of Groveland.
37. Parcels A and B shall be deeded to Town of Groveland upon acceptance of Billis Way Subdivision by Groveland Planning Board.
38. Parcel A shall be deeded to the Town of Groveland with an agreed upon road and a gate into the Groveland Cemetery for pass and repass by Town vehicles.
39. Parcel B shall be deeded to the Town of Groveland including the retention pond which will serve both the Billis Way Subdivision and the Groveland Cemetery for storm water runoff. It will also serve as a service way into the Well Four area and also protect the stream that flows through the area.
40. A deed restriction shall be placed on Lot 3 restricting the use of plant and lawn fertilizers to organic products as approved by the Groveland Water Department. Use of salt for ice melting is prohibited. Proof of recording of the deed shall be furnished to the Planning Board prior to the issuance of a building permit for Lot 3.

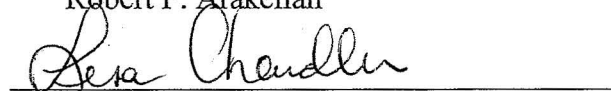
41. The construction of the on-site and off-site water and sewer utilities improvements for the Billis Way Subdivision shall conform to the recommendations presented in Environmental Partners Group "Groveland Water and Sewer Subdivision Review" memorandum dated January 18, 2018 prepared for the Groveland Water and Sewer Department.
42. Conditions 1-41 above shall be inscribed by the Applicant on a sheet of the plans suitable for recording at the Registry of Deeds prior to the endorsement of the Definitive Plan by The Planning Board

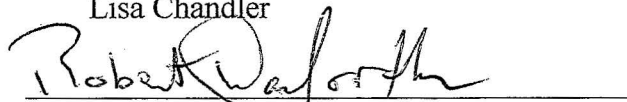
By vote of the Planning Board:


James Freer, Chairman


Walter F. Sorenson, Jr.


Robert P. Arakelian


Lisa Chandler


Robert Danforth

2-27-18

Groveland Water and Sewer Subdivision Review

TOWN OF GROVELAND
 2018 FEB 28 AM 10:33
 RECEIVED/POSTED
 TOWN CLERK

Subdivision Name: Billis Way

Owner: James, Steven and Deborah Billis
157 Main Street
Groveland, MA 01834

Engineer: WGH Land Survey and Design
83 West Main Street
Merrimac, Massachusetts 01860

Reviewed By: Ryan J. Allgrove, P.E.

Date: January 18, 2018

At the request of the Groveland Water and Sewer Department (GWSD), Environmental Partners Group, Inc. has completed an assessment of the water and sewer system modifications associated with the proposed Billis Way residential development. Billis Way is located in northern Groveland within the parcel of 157 Main Street. This assessment is based on subdivision plans prepared by WGH Survey and Design.

Water Review

Water Demand

The proposed Billis Way residential development consists of nine single family homes. The following table summarizes the estimated water demand for the development based on information from the Town's recent DEP Annual Statistical Reports (ASR).

Flow Scenario	Calculation	Estimate Usage
Average Day Demand (ADD)	180 gpd / residential service x 9 Units	1,620 gpd
Maximum Day Demand (MDD)	2.3 x ADD	3,726 gpd
Peak Hour Demand (PHD)	2 x MDD	7,452 gpd

Static Pressure Requirements

Based on DEP Guidelines and Policies for Public Water Systems, the normal working pressure in the distribution system should range from 60 to 80 pounds per square inch (psi) and not less than 35 psi.

Headquarters:
1900 Crown Colony Drive, Suite 402, Quincy, MA 02169 , Suite
FX 617.657.0201

Additionally, DEP guidelines state that pressure reducing valves are required for static pressures over 100 psi. Billis Way proposes to connect to the Groveland High Service Zone (HSZ) which has a typical hydraulic grade line (HGL) fluctuating between 310 feet when the tanks are full to 295 feet when the water level in the tank is 15 feet below overflow elevation. In order to maintain a minimum pressure of 35 psi within the typical HGL range, a water customer must be connected to the water system at an elevation no higher than 214 feet. Based on the finished grade elevations (NGVD 1929 datum) shown on the proposed subdivision plans, pressures at the proposed dwellings will range from 100 psi to 115 psi under typical operating conditions.

Fire Flow Requirements

In accordance with DEP Guidelines and Policies for Public Water Systems, water system design must maintain a minimum pressure of 20 psi at ground level at all points in the distribution system under all conditions of flow, including fire flow conditions. The Groveland water system hydraulic model was used to calculate the available fire flow on Billis Way at the proposed hydrant at the end of the cul-de-sac. Assuming that the Town’s Booster Pump Station is not operating, model simulations show that approximately 2,250 gpm is available at 20 psi residual pressure. Fire flow guidelines set forth by the Insurance Services Office (ISO) for one and two family dwellings are summarized in the following table:

ISO Needed Fire Flows (one and two family dwellings)

Distance between Dwellings (feet)	Needed Fire Flow (gpm)
Greater than 100	500
31 – 100	750
11 – 30	1000
Less than 10	1500

Based on the proposed dwelling spacing, the project represents a fire flow requirement of 1,000 gallons per minute (gpm). Actual fire flow requirements should be confirmed by the developer.

Water Distribution System Piping

The water system of the proposed subdivision was reviewed for configuration and materials.

Recommendations are as follows:

1. Confirm hydrant valve locations. GWSD standard is to locate the hydrant valve at the hydrant.
2. The terminal hydrant will require an 8"x6" reducer.
3. A test pit should be performed to confirm the location and elevation of the 12" water main on Main Street. Results of the test pit will determine if there is adequate space to install the new sewer manhole and install the tapping sleeve and valve at a level slope. Relocation of the water main by the developer may be required to allow for the new sewer manhole. If the developer is required to install the 12"x8" TS&V connection at an angle due to conflict with the 15" sewer, a vertical bend and an additional gate valve will be required.
4. Mechanical joint caps are recommended at all locations noted as plug and cap. Additional mechanical joint caps are required that are not currently noted on plans including one 4" cap at the Balch Avenue tie in and two 8" caps at the sewer crossing at the driveway entrance (STA 0-10).
5. Decommission the existing 4" gate valve at the intersection of Balch Avenue and Main Street after connecting Balch Avenue to the 12" main. Decommissioning should include closing the valve and removing the road box.
6. All material specifications should be submitted to the GWSD for review and approval.

Sewer Review

Sewer Flow

The proposed Billis Way residential development will service seven single family homes via gravity sewer and two single family homes via grinder pumps and low pressure sewer (LPS). The following table summarizes the estimated average daily flow and peak sewer flow for the development based on water demand and typical grinder pump discharge rates.

Flow Scenario	Calculation	Estimate Usage
Average Daily Flow (ADF)	180 gpd / residential service x 9 Units	1,620 gpd
Peak Hourly Flow (PHF)	[180 gpd / residential service x 7 Units x 6 (Peaking Factor)] + [11 gpm / grinder pump x 2 grinder pumps]	27 gpm

The subdivision proposes to install a combination of 2" SDR 21 PVC LPS and 8" SDR 35 PVC gravity sewer. The proposed LPS sewer will receive flow from two grinder pumps serving two lots at the end of the cul-de-sac. The 2-inch LPS main has adequate capacity for the maximum number of grinder pumps that are anticipated to operate simultaneously. Velocities in the 2" main will be approximately 2 feet per second which is the minimum recommended self-cleansing velocity. The 8" gravity sewer is proposed to be installed at the TR-16 minimum allowable slope of 0.4%. At this slope, the 8" sewer will have a maximum flow capacity of approximately 350 gpm, well above the projected peak flow.

Sewer Collection Piping

The sewer collection system of the proposed subdivision was reviewed for configuration and materials. Recommendations are as follows:

1. Install LPS shutoff valves at the property line, serving as a demarcation point between the private service and the public sewer.
2. Insulate the 2-inch LPS main at cover depths of less than 5 feet near STA 6+50.
3. Provide bronze or stainless steel check valves, isolation valves and curb stops for the LPS system.
4. A sewer manhole detail should be submitted to the GWSD for review and approval.
5. All material specifications should be submitted to the GWSD for review and approval.

Summary

The Groveland water distribution system can provide pressures well above the minimum 35 psi to the proposed Billis Way residential development. Pressures are anticipated to be above 100 psi and pressure reducing valves should be installed in each dwelling. In addition, hydraulic modeling results indicate that the Groveland water system can provide fire flows typically considered adequate for similar residential areas. Actual fire flow requirements for the development should be confirmed by the developer.

The proposed sewer collection system piping is adequately sized to handle anticipated flows from the development. Evaluation of the Town's collection system capacity downstream of the development was not included in this review. It should also be noted that MassDOT may have requirements in addition to those noted in this review or any other GWSD requirements for the work in Main Street.

PROJECT DATA:

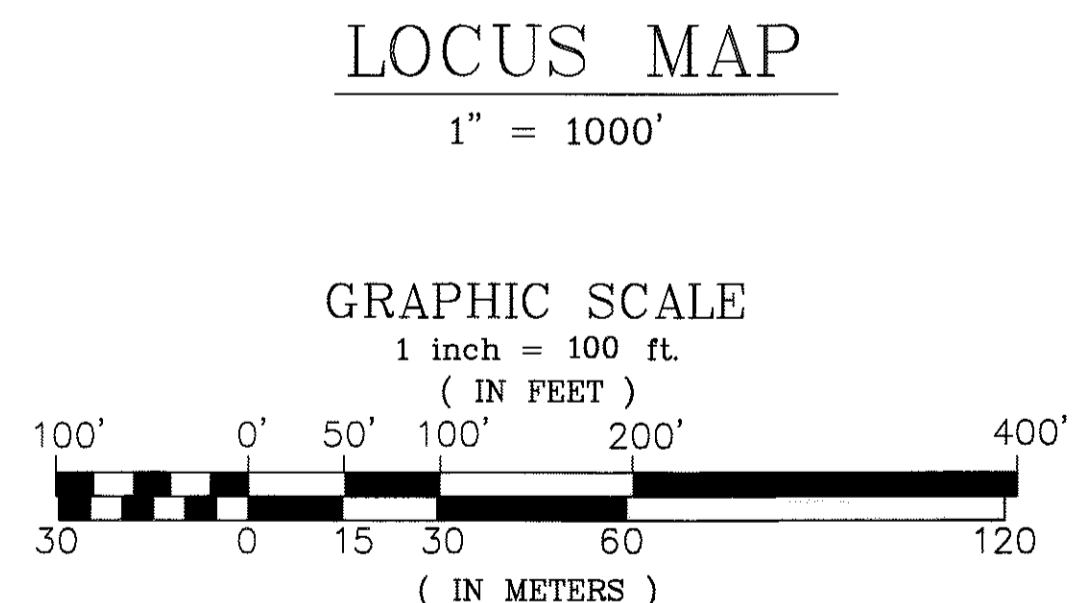
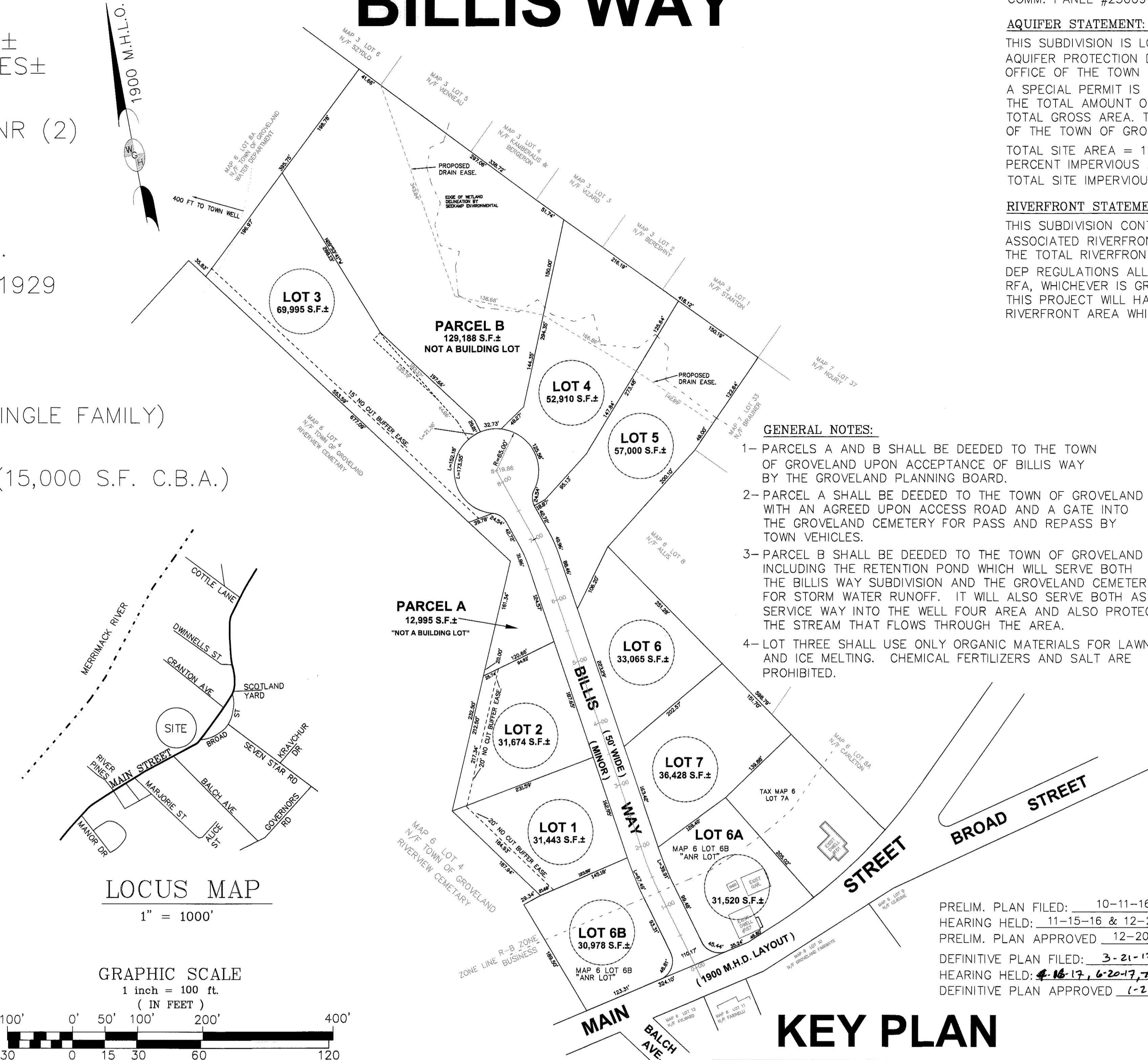
TOTAL AREA: 508,893 S.F.±
11.6596 ACRES±
ROAD LENGTH: 820 L.F.
No. OF LOTS SEVEN (7) ANR (2)
WATER SUPPLY: MUNICIPAL
SEWAGE DISPOSAL MUNICIPAL
REF. MERIDIAN 1900 M.H.L.O.
VERTICAL DATUM: USGS NGVD 1929

ZONING DATA:

ZONING DISTRICT: R-B RES. (SINGLE FAMILY)
REQUIRED
MINIMUM LOT SIZE: 30,000 S.F. (15,000 S.F. C.B.A.)
MINIMUM FRONTAGE: 150 FEET
MINIMUM WIDTH: 120 FEET
FRONT YARD MIN.: 30 FEET
REAR YARD MIN.: 15 FEET
SIDE YARD MIN.: 15 FEET

LOT #	AREA	FRONTAGE	C.B.A.
1	31,443 S.F.	162.95'	31,922 S.F.
2	31,674 S.F.	187.65'	30,180 S.F.
3	69,995 S.F.	173.55'	78,989 S.F.
4	52,910 S.F.	150.10'	30,250 S.F.
5	57,000 S.F.	172.14'	44,753 S.F.
6	33,065 S.F.	223.29'	34,910 S.F.
7	36,428 S.F.	163.42'	37,580 S.F.
6A	31,520 S.F.	158.91'	30,822 S.F.
6B	30,978 S.F.	160.80'	30,038 S.F.
PAR "A"	12,995 S.F.	191.83'	9,976 S.F.
PAR "B"	129,188 S.F.	32.73'	70,629 S.F.

DEFINITIVE SUBDIVISION PLAN BILLIS WAY



KEY PLAN

SCALE 1"=100'

FLOODPLAIN STATEMENT:
PORTIONS OF THIS SUBDIVISION AREA IS WITHIN THE FLOODPLAIN DISTRICT SHOWN ON THE FLOODPLAIN ZONING ON FILE AT THE OFFICE OF THE TOWN OF GROVELAND ASSESSOR. FLOOD INSURANCE RATE MAP(FIRM) 100 YEAR ELEV=19.0' (NGVD29) COMM. PANEL #25009 C009F DATED JULY 03, 2012.

AQUIFER STATEMENT:
THIS SUBDIVISION IS LOCATED IN ZONE 2 AS SHOWN ON THE AQUIFER PROTECTION DISTRICT MAP ON FILE AT THE OFFICE OF THE TOWN OF GROVELAND ASSESSOR. A SPECIAL PERMIT IS REQUIRED TO BE FILED WITH THE SPGA WHEN THE TOTAL AMOUNT OF IMPERVIOUS AREA EXCEEDS 15% OF THE TOTAL GROSS AREA. THIS FILING IS REQUIRED UNDER SECTION 1700(D)(iii) OF THE TOWN OF GROVELAND ZONING BYLAWS.

TOTAL SITE AREA = 11.5696 AC. TOTAL PROP IMPERVIOUS AREA = 1.370 AC
PERCENT IMPERVIOUS AREA: 1.37 AC/11.6596 = 0.1175 = 11.75%
TOTAL SITE IMPERVIOUS AREA IS LESS THAN 15%.

RIVERFRONT STATEMENT:
THIS SUBDIVISION CONTAINS A PERENNIAL STREAM AND ITS ASSOCIATED RIVERFRONT AREA (RFA) (100 FT AND 200 FT). THE TOTAL RIVERFRONT AREA LOCATED ON THE SITE IS 251,329 S.F.± DEP REGULATIONS ALLOW THE USE OF 5000 S.F. OR 10% OF THE RFA, WHICHEVER IS GREATER, WITHIN THE 100 FT TO 200 FT RFA. THIS PROJECT WILL HAVE 24,591 S.F. OF DISTURBANCE WITHIN THE RIVERFRONT AREA WHICH IS (24,591/251,329) x 100 = 8.94%.

GENERAL NOTES:

- 1- PARCELS A AND B SHALL BE DEEDED TO THE TOWN OF GROVELAND UPON ACCEPTANCE OF BILLIS WAY BY THE GROVELAND PLANNING BOARD.
- 2- PARCEL A SHALL BE DEEDED TO THE TOWN OF GROVELAND WITH AN AGREED UPON ACCESS ROAD AND A GATE INTO THE GROVELAND CEMETERY FOR PASS AND REPASS BY TOWN VEHICLES.
- 3- PARCEL B SHALL BE DEEDED TO THE TOWN OF GROVELAND INCLUDING THE RETENTION POND WHICH WILL SERVE BOTH THE BILLIS WAY SUBDIVISION AND THE GROVELAND CEMETERY FOR STORM WATER RUNOFF. IT WILL ALSO SERVE BOTH AS SERVICE WAY INTO THE WELL FOUR AREA AND ALSO PROTECT THE STREAM THAT FLOWS THROUGH THE AREA.
- 4- LOT THREE SHALL USE ONLY ORGANIC MATERIALS FOR LAWNS AND ICE MELTING. CHEMICAL FERTILIZERS AND SALT ARE PROHIBITED.

WAIVER REQUESTS:

SECTION	REGULATION- REQUIRED	REQUESTED RELIEF	GRANTED
SECT.: 4.3.11.5	CUL-DE-SAC SURFACE TREATMENT	- NO COBBLE AREA	11-15-16
SECT.: 4.3.11.5	CUL-DE-SAC SURFACE TREATMENT	- NO CENTER GRASS ISLAND, - ENTIRE CIRCLE TO BE PAVED.	11-15-16
SECT.: 4.9.3	SIDEWALKS ON BOTH SIDES OF ROAD	- SIDEWALK ON ONE SIDE AS SHOWN	11-15-16
SECT.: 4.3.7.1	750 FT LENGTH OF ROADWAY	- 820 FT LENGTH OF ROADWAY	11-15-16
SECT.: 4.3.7	ROADWAY EXTENSION TO PROPERTY LINE.	- PROPOSED GATED EMERGENCY ACCESS TO CEMETERY PARCEL, AND DONATION OF PARCEL "B" AS ACCESS TO OTHER TOWN LAND.	12-20-16
SECT.: 4.3.7.1			
SECT.: 5.6.3	REQUIRES DRAIN PIPE TO BE R.C.P.	- PROP. USE OF HDPE DRAIN PIPE	9-5-17
SECT.: 4.1.5.2	REQUIRES STONE BOUND BE SET AT ALL FRONT LOT CORNERS.	- PROP. USE 3"Ø IRON PIPE 48" LONG FILLED WITH CONCRETE AT FRONT LOT CORNERS.	9-5-17

CERTIFICATIONS:

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS. I FURTHER CERTIFY THAT ALL SURVEYING CONFORMS TO THE TECHNICAL STANDARDS OF THE AMERICAN CONGRESS ON SURVEYING AND MAPPING.

WILLIAM G. HOLT, PLS
DATE: 2-12-18

PLANNING BOARD USE:
TOWN OF GROVELAND
PLANNING BOARD APPROVAL
REQUIRED:

James M. Freese
Ralph...
Susan Chandler

DATE: 6/19/18

Thad D. Berry, PE
No. 41283
CIVIL
2/12/2018

LOCUS DATA:
TAX MAP 6 PARCEL 6
DEED: BOOK 15008 PG 457
TAX MAP 6 PARCEL 7
DEED: BOOK 25614 PG 448

PLAN REFERENCES:
PL BK 306 PL 92
PL BK 137 PL 57
PL BK 198 PL 42
(1985 E.C.L.O.#3212)
PL BK 121 PL 7
PL BK 157 PL 74
PL BK 177 PL 15
PL BK 357 PL 98
PL BK 98 PL 31

INDEX

- SHEET 1 COVER SHEET
- SHEET 2 EXIST. COND & SOILS SITE PLAN
- SHEET 3 EXIST. COND & SOILS SITE PLAN
- SHEET 4 PLAN OF LOTS
- SHEET 5 PLAN OF LOTS
- SHEET 6 PROPOSED SITE PLAN
- SHEET 7 PROPOSED SITE PLAN
- SHEET 8 ROADWAY PLAN & PROFILE
- SHEET 9 CONSTRUCTION DETAILS
- SHEET 10 CONSTRUCTION DETAILS
- SHEET 11 CONSTRUCTION DETAILS
- SHEET 12 EROSION CONTROL PLAN
- SHEET 13 MEMORANDUM OF DECISION

APPROVED _____ SUBJECT TO TERMS AND CONDITIONS STATED IN A "MEMORANDUM OF DECISION" DATED ~~_____~~ RECORDED AT 3-20-18 455 BETWEEN THE GROVELAND PLANNING BOARD, ON BEHALF OF THE TOWN OF GROVELAND AND _____

A COPY OF WHICH DECISION IS RECORDED HERewith AND SUBJECT ALSO TO RECORDING OF THIS PLAN AND SAID DECISION IN SOUTH ESSEX REGISTRY OF DEEDS ON OR BEFORE _____

APPROVED _____ SUBJECT TO TERMS AND CONDITIONS OF A COVENANT DATED _____ GROVELAND PLANNING BOARD.

TOWN CLERK _____ DATE _____

BILLIS WAY

A SUBDIVISION IN GROVELAND, MASS.
DEFINITIVE SUBDIVISION PLAN

APPLICANT/OWNER
JAMES BILLIS
157 MAIN STREET
GROVELAND, MA 01834

COVER SHEET

DRAWN: WGH DESIGNED: WGH,TDB
CHECKED: TDB,WGH DATE: 17-MAR-2017

SCALE: AS NOTED SHEET No. 1 OF 13

WGH LAND SURVEY & DESIGN
83 WEST MAIN STREET MERRIMAC, MA 01860
E-MAIL: billghoit@aol.com
TEL: (978) 346-7873 CELL: (978) 257-4576

REVISION: BY
8-AUG-17 WH T2
29-AUG-17 WH T2
14-SEP-17 WH T2
16-OCT-17 WH T2
12-20-17 WH T2

23/466
13 PLANS

PLAN BOOK 466 PLAN 23
ESSEX REGISTRY OF DEEDS, REG. DIST. SALEM, MASS.

Received JUNE 21 2018

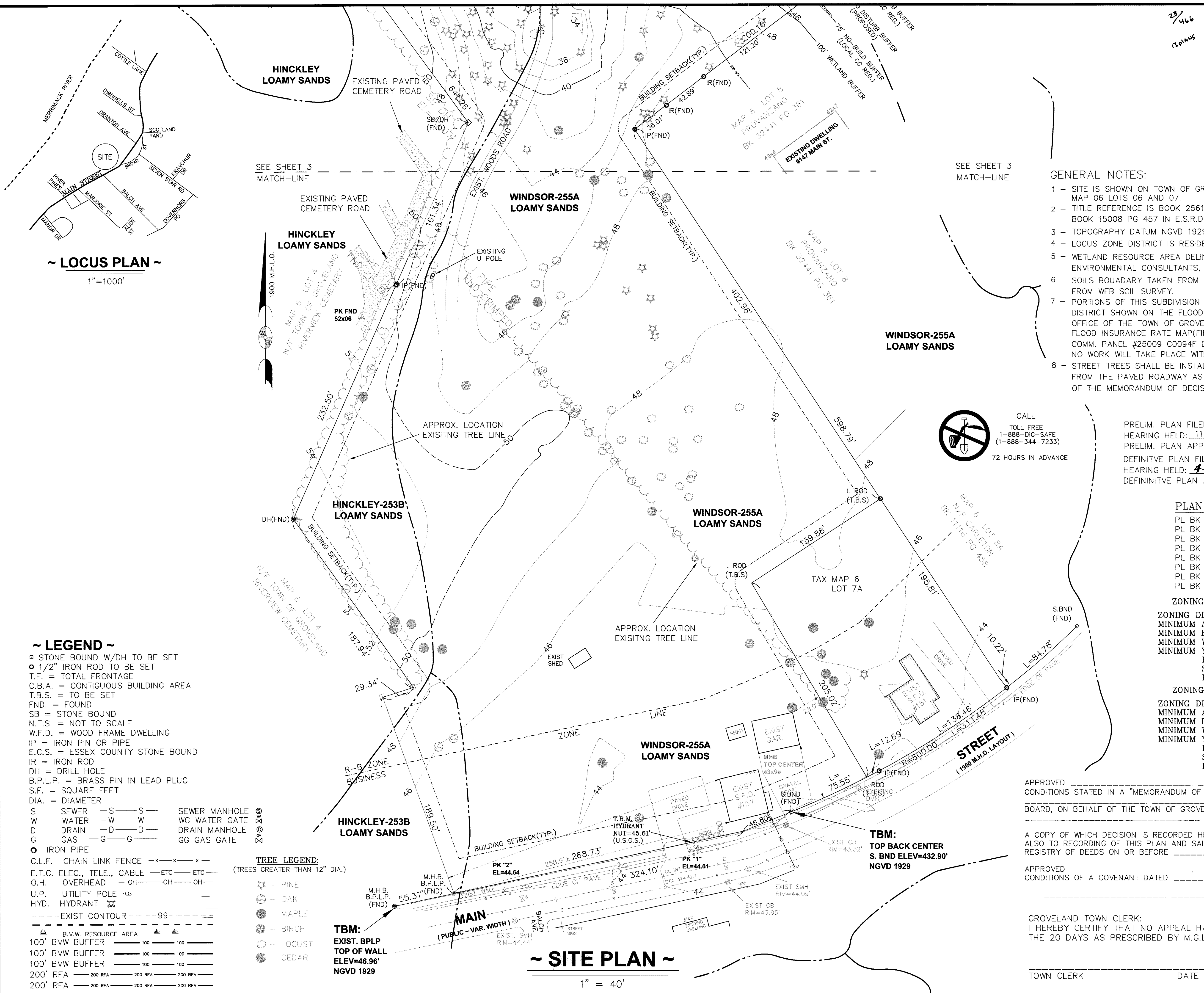
with _____

Rec. # _____

ABST: *Goldenberg*
Register of Deeds (13 PLANS)

FOR REGISTRY USE ONLY

CALL TOLL FREE 1-888-DIG-SAFE (1-888-344-7233) 72 HOURS IN ADVANCE



23/466
13 PLANS

PLAN BOOK 466 PLAN 23
ESSEX REGISTRY OF DEEDS, SO. DIST.
S. M. MASS.

Received JUNE 21 2018

With _____

Rec'd _____

Attest John B. Bond
Register of Deeds (13 plans)

FOR REGISTRY USE ONLY

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED:
TOWN OF GROVELAND.
PLANNING BOARD:

James M. Freer
Robert L. ...
Chris Chandler

DATE: 6/19/18

FOR PLANNING BOARD USE ONLY

- GENERAL NOTES:**
- 1 - SITE IS SHOWN ON TOWN OF GROVELAND ASSESSORS MAP 06 LOTS 06 AND 07.
 - 2 - TITLE REFERENCE IS BOOK 25614 PG 448 AND 381 IN E.S.R.D. BOOK 15008 PG 457 IN E.S.R.D.
 - 3 - TOPOGRAPHY DATUM NGVD 1929.
 - 4 - LOCUS ZONE DISTRICT IS RESIDENTIAL B AND BUSINESS.
 - 5 - WETLAND RESOURCE AREA DELINEATED BY SEEKAMP ENVIRONMENTAL ENVIRONMENTAL CONSULTANTS, ON MAP 6 LOT 6. (71,895 S.F.).
 - 6 - SOILS BOUNDARY TAKEN FROM USDA SCS SOILS MAPS, OBTAINED FROM WEB SOIL SURVEY.
 - 7 - PORTIONS OF THIS SUBDIVISION AREA IS WITHIN THE FLOODPLAIN DISTRICT SHOWN ON THE FLOODPLAIN ZONING ON FILE AT THE OFFICE OF THE TOWN OF GROVELAND ASSESSOR. FLOOD INSURANCE RATE MAP(FIRM) 100 YEAR ELEV=19' (NGVD29) COMM. PANEL #25009 C0094F DATED JULY 3, 2012. NO WORK WILL TAKE PLACE WITHIN THE FLOODPLAIN.
 - 8 - STREET TREES SHALL BE INSTALLED A MINIMUM OF 20 FEET FROM THE PAVED ROADWAY AS REQUIRED BY CONDITION #6 OF THE MEMORANDUM OF DECISION.

PRELIM. PLAN FILED: 10/01/16
HEARING HELD: 11/7/16 & 12/20/16
PRELIM. PLAN APPROVED 12/20/16
DEFINITIVE PLAN FILED: 3-21-17
HEARING HELD: 4-16-17, 6-20-17, & 9-5-17
DEFINITIVE PLAN APPROVED 9-05-17, 1-23-18

PLAN REFERENCES:

PL BK 306 PL 92
PL BK 137 PL 57
PL BK 198 PL 42(1985 E.C.L.O.#3212)
PL BK 121 PL 7
PL BK 157 PL 74
PL BK 177 PL 15
PL BK 357 PL 98 RES(SINGLE FAMILY)
PL BK 98 PL 31

ZONING DIMENSIONAL DATA:

ZONING DISTRICT: (B) BUSINESS
MINIMUM AREA REQ'D: 30,000 S.F.
MINIMUM FRONTAGE REQ'D: 150'
MINIMUM WIDTH REQ'D: 120'
MINIMUM YARD REQ'D:
FRONT: 30'
SIDE: 15'
REAR: 15'

APPROVED _____ SUBJECT TO TERMS AND CONDITIONS STATED IN A "MEMORANDUM OF DECISION" DATED _____ BETWEEN THE GROVELAND PLANNING BOARD, ON BEHALF OF THE TOWN OF GROVELAND AND _____

A COPY OF WHICH DECISION IS RECORDED HEREWIT AND SUBJECT ALSO TO RECORDING OF THIS PLAN AND SAID DECISION IN SOUTH ESSEX REGISTRY OF DEEDS ON OR BEFORE _____

APPROVED _____ SUBJECT TO TERMS AND CONDITIONS OF A COVENANT DATED _____ GROVELAND PLANNING BOARD.

GROVELAND TOWN CLERK:
I HEREBY CERTIFY THAT NO APPEAL HAS BEEN FILED WITHIN THE 20 DAYS AS PRESCRIBED BY M.G.L. CHAPTER 41, SECTION 81 B-B.

TOWN CLERK _____ DATE _____

- ~ LEGEND ~**
- STONE BOUND W/DH TO BE SET
 - 1/2" IRON ROD TO BE SET
 - T.F. = TOTAL FRONTAGE
 - C.B.A. = CONTIGUOUS BUILDING AREA
 - T.B.S. = TO BE SET
 - FND. = FOUND
 - SB = STONE BOUND
 - N.T.S. = NOT TO SCALE
 - W.F.D. = WOOD FRAME DWELLING
 - IP = IRON PIN OR PIPE
 - E.C.S. = ESSEX COUNTY STONE BOUND
 - IR = IRON ROD
 - DH = DRILL HOLE
 - B.P.L.P. = BRASS PIN IN LEAD PLUG
 - S.F. = SQUARE FEET
 - DIA. = DIAMETER
 - S SEWER — S — S SEWER MANHOLE
 - W WATER — W — W WG WATER GATE
 - D DRAIN — D — D DRAIN MANHOLE
 - G GAS — G — G GG GAS GATE
 - IRON PIPE
 - C.L.F. CHAIN LINK FENCE — x — x — x —
 - E.T.C. ELEC., TELE., CABLE — ETC — ETC —
 - O.H. OVERHEAD — OH — OH — OH —
 - U.P. UTILITY POLE — — —
 - HYD. HYDRANT — — —
 - EXIST CONTOUR --- 99 ---
- TREE LEGEND:**
(TREES GREATER THAN 12" DIA.)
- ☆ - PINE
 - - OAK
 - - MAPLE
 - - BIRCH
 - - LOCUST
 - - CEDAR
- TBM:**
EXIST. BPLP
TOP OF WALL
ELEV=46.96'
NGVD 1929

~ SITE PLAN ~
1" = 40'

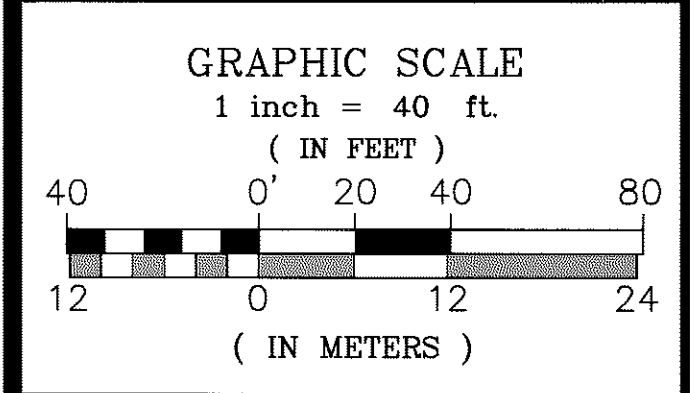
DEFINITIVE SUBDIVISION PLAN BILLIS WAY

LOCATED IN
GROVELAND MASSACHUSETTS
PREPARED FOR
OWNER/APPLICANT
**JAMES BILLIS
STEVEN BILLIS
DEBORAH BILLIS**
157 MAIN STREET
GROVELAND, MA 01834
PREPARED BY
**WILLIAM G. HOLT
PLS,RS,SE**
83 W. MAIN STREET
MERRIMAC, MA 01860
TEL: (978) 346-7873

ASSESSOR'S DATA:
GROVELAND MAP: MAP 06
PARCEL: 06 & 07

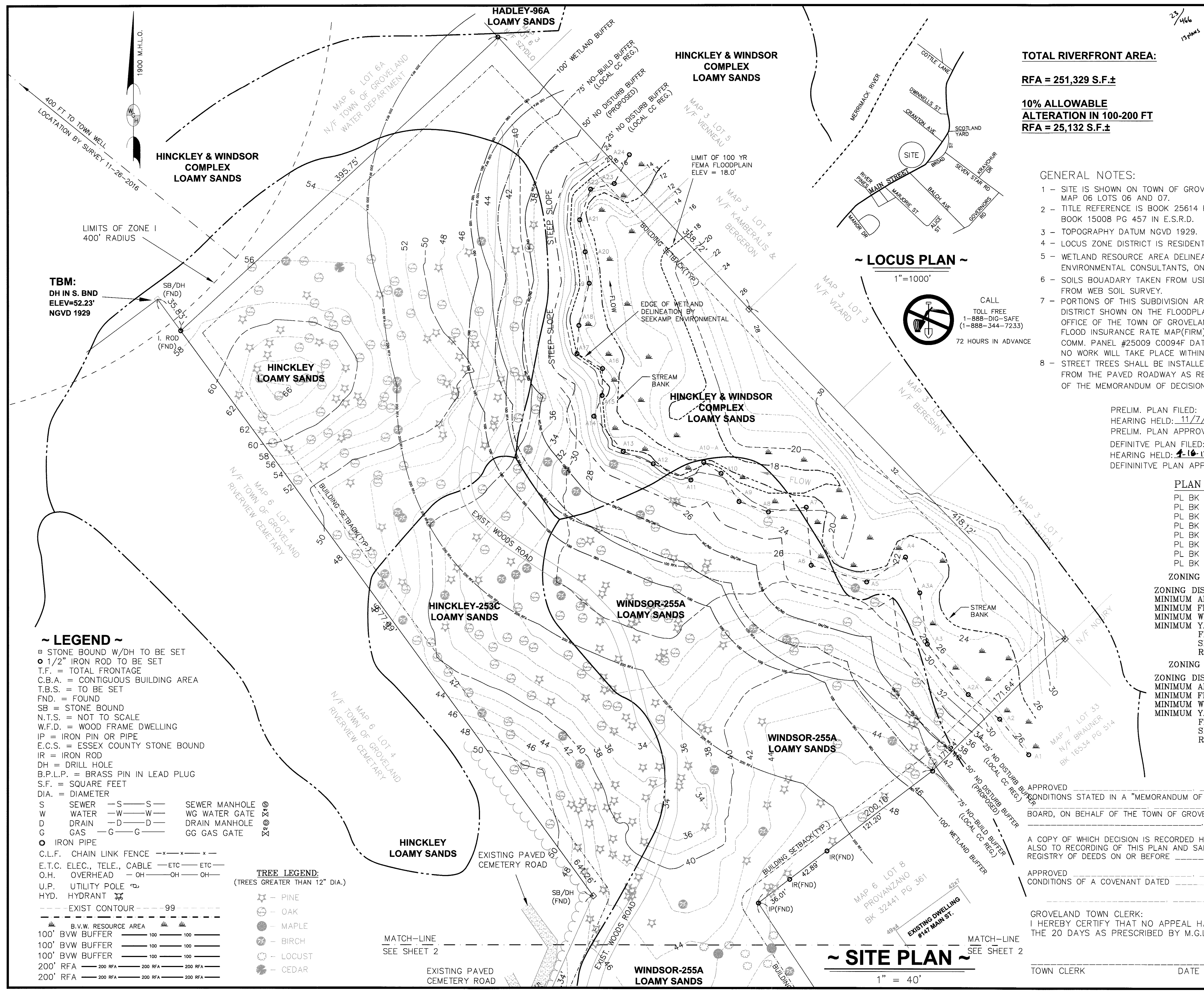
I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

2-12-18
11-2-17
WILLIAM G. HOLT PLS #39688



EXISTING CONDITIONS SCS SOILS SITE PLAN

DRAWN:	SEH, WGH
DESIGNED:	WGH, TDB
CHECKED:	WGH, TDB
DATE:	17-MAR-2017
CAD FILE:	WGH/BW-16/BW_SH6_PRE
JOB No.	#16-051-PB_PS
LOCUS REF BK 25614 PG 448	
DEED(S): REF BK 15008 PG 457	
REVISION:	BY
8-AUG-17	REV. COMM WGH
29-AUG-17	REV. COMM WGH
14-SEPT-17	REV. COMM. WGH
16-OCT-17	REV. COMM. WGH



23/466
13 PLANS

PLAN BOOK 466 PLAN 23
ESSEX COUNTY OF DEEDS, SOUTH
SALEM, MASS.

Received JUNE 21 2018

with _____

Rec. # _____

Best Jul 20 2018
Register of Deeds (13 PLANS)

FOR REGISTRY USE ONLY

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED:
TOWN OF GROVELAND.
PLANNING BOARD:

James M. Freer
Robert D. ...
Sara Chandler

DATE: 6/19/18

FOR PLANNING BOARD USE ONLY

TOTAL RIVERFRONT AREA:
RFA = 251,329 S.F.±

10% ALLOWABLE ALTERATION IN 100-200 FT
RFA = 25,132 S.F.±

GENERAL NOTES:

- 1 - SITE IS SHOWN ON TOWN OF GROVELAND ASSESSORS MAP 06 LOTS 06 AND 07.
- 2 - TITLE REFERENCE IS BOOK 25614 PG 448 AND 381 IN E.S.R.D. BOOK 15008 PG 457 IN E.S.R.D.
- 3 - TOPOGRAPHY DATUM NGVD 1929.
- 4 - LOCUS ZONE DISTRICT IS RESIDENTIAL B AND BUSINESS.
- 5 - WETLAND RESOURCE AREA DELINEATED BY SEEKAMP ENVIRONMENTAL ENVIRONMENTAL CONSULTANTS, ON MAP 6 LOT 6. (71,895 S.F.).
- 6 - SOILS BOUADARY TAKEN FROM USDA SCS SOILS MAPS, OBTAINED FROM WEB SOIL SURVEY.
- 7 - PORTIONS OF THIS SUBDIVISION AREA IS WITHIN THE FLOODPLAIN DISTRICT SHOWN ON THE FLOODPLAIN ZONING ON FILE AT THE OFFICE OF THE TOWN OF GROVELAND ASSESSOR. FLOOD INSURANCE RATE MAP(FIRM) 100 YEAR ELEV=19' (NGVD29) COMM. PANEL #25009 C0094F DATED JULY 3, 2012. NO WORK WILL TAKE PLACE WITHIN THE FLOODPLAIN.
- 8 - STREET TREES SHALL BE INSTALLED A MINIMUM OF 20 FEET FROM THE PAVED ROADWAY AS REQUIRED BY CONDITION #6 OF THE MEMORANDUM OF DECISION.

PRELIM. PLAN FILED: 10/01/16
HEARING HELD: 11/7/16 & 12/20/16
PRELIM. PLAN APPROVED 12/20/16
DEFINITIVE PLAN FILED: 3-21-17
HEARING HELD: 4-10-17, 6-20-17, & 9-5-17
DEFINITIVE PLAN APPROVED 9-5-17, 1-23-18

PLAN REFERENCES:

- PL BK 306 PL 92
- PL BK 137 PL 57
- PL BK 198 PL 42(1985 E.C.L.O.#3212)
- PL BK 121 PL 7
- PL BK 157 PL 74
- PL BK 177 PL 15
- PL BK 357 PL 98
- PL BK 98 PL 31

ZONING DIMENSIONAL DATA:

ZONING DISTRICT: R-B RES(SINGLE FAMILY)
MINIMUM AREA REQ'D: 30,000 S.F.
MINIMUM FRONTAGE REQ'D: 150'
MINIMUM WIDTH REQ'D: 120'
MINIMUM YARD REQ'D:
FRONT: 30'
SIDE: 15'
REAR: 15'

ZONING DIMENSIONAL DATA:

ZONING DISTRICT: (B) BUSINESS
MINIMUM AREA REQ'D: 30,000 S.F.
MINIMUM FRONTAGE REQ'D: 150'
MINIMUM WIDTH REQ'D: 120'
MINIMUM YARD REQ'D:
FRONT: 30'
SIDE: 10'
REAR: 10'

APPROVED _____ SUBJECT TO TERMS AND CONDITIONS STATED IN A "MEMORANDUM OF DECISION" DATED _____ BETWEEN THE GROVEAND PLANNING BOARD, ON BEHALF OF THE TOWN OF GROVELAND AND _____

A COPY OF WHICH DECISION IS RECORDED HEREWITH AND SUBJECT ALSO TO RECORDING OF THIS PLAN AND SAID DECISION IN SOUTH ESSEX REGISTRY OF DEEDS ON OR BEFORE _____

APPROVED _____ SUBJECT TO TERMS AND CONDITIONS OF A COVENANT DATED _____ GROVELAND PLANNING BOARD.

GROVELAND TOWN CLERK:
I HEREBY CERTIFY THAT NO APPEAL HAS BEEN FILED WITHIN THE 20 DAYS AS PRESCRIBED BY M.G.L. CHAPTER 41, SECTION 81 B-B.

TOWN CLERK _____ DATE _____

~ LEGEND ~

- STONE BOUND W/DH TO BE SET
 - 1/2" IRON ROD TO BE SET
 - T.F. = TOTAL FRONTAGE
 - C.B.A. = CONTIGUOUS BUILDING AREA
 - T.B.S. = TO BE SET
 - FND. = FOUND
 - SB = STONE BOUND
 - N.T.S. = NOT TO SCALE
 - W.F.D. = WOOD FRAME DWELLING
 - IP = IRON PIN OR PIPE
 - E.C.S. = ESSEX COUNTY STONE BOUND
 - IR = IRON ROD
 - DH = DRILL HOLE
 - B.P.L.P. = BRASS PIN IN LEAD PLUG
 - S.F. = SQUARE FEET
 - DIA. = DIAMETER
 - S SEWER -S-S- SEWER MANHOLE
 - W WATER -W-W- WG WATER GATE
 - D DRAIN -D-D- DRAIN MANHOLE
 - G GAS -G-G- GG GAS GATE
 - IRON PIPE
 - C.L.F. CHAIN LINK FENCE -x-x-x-
 - E.T.C. ELEC., TELE., CABLE -ETC-ETC-
 - O.H. OVERHEAD -OH-OH-OH-
 - U.P. UTILITY POLE
 - HYD. HYDRANT
 - EXIST CONTOUR --- 99
 - B.V.W. RESOURCE AREA
 - 100' BVW BUFFER
 - 100' BVW BUFFER
 - 100' BVW BUFFER
 - 200' RFA
 - 200' RFA
 - 200' RFA
 - 200' RFA
- TREE LEGEND:**
(TREES GREATER THAN 12" DIA.)
- ☆ - PINE
 - - OAK
 - - MAPLE
 - ⊗ - BIRCH
 - ⊙ - LOCUST
 - ⊕ - CEDAR

~ SITE PLAN ~

1" = 40'

DEFINITIVE SUBDIVISION PLAN BILLIS WAY

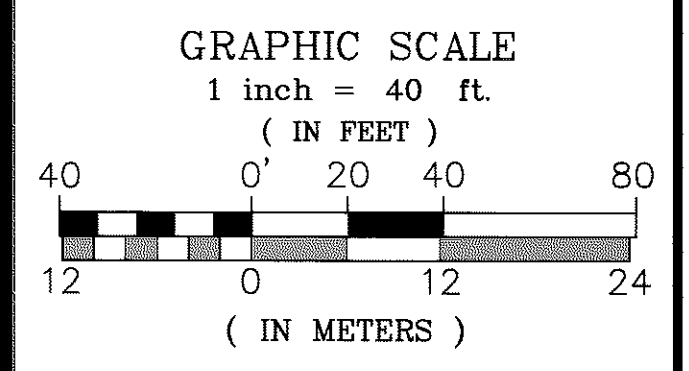
LOCATED IN
GROVELAND
MASSACHUSETTS
PREPARED FOR
OWNER/APPLICANT
JAMES BILLIS
STEVEN BILLIS
DEBORAH BILLIS
157 MAIN STREET
GROVELAND, MA 01834
PREPARED BY
WILLIAM G. HOLT
PLS,RS,SE

83 W. MAIN STREET
MERRIMAC, MA 01860
TEL: (978) 346-7873

ASSESSOR'S DATA:
GROVELAND MAP: MAP 06
PARCEL: 06 & 07

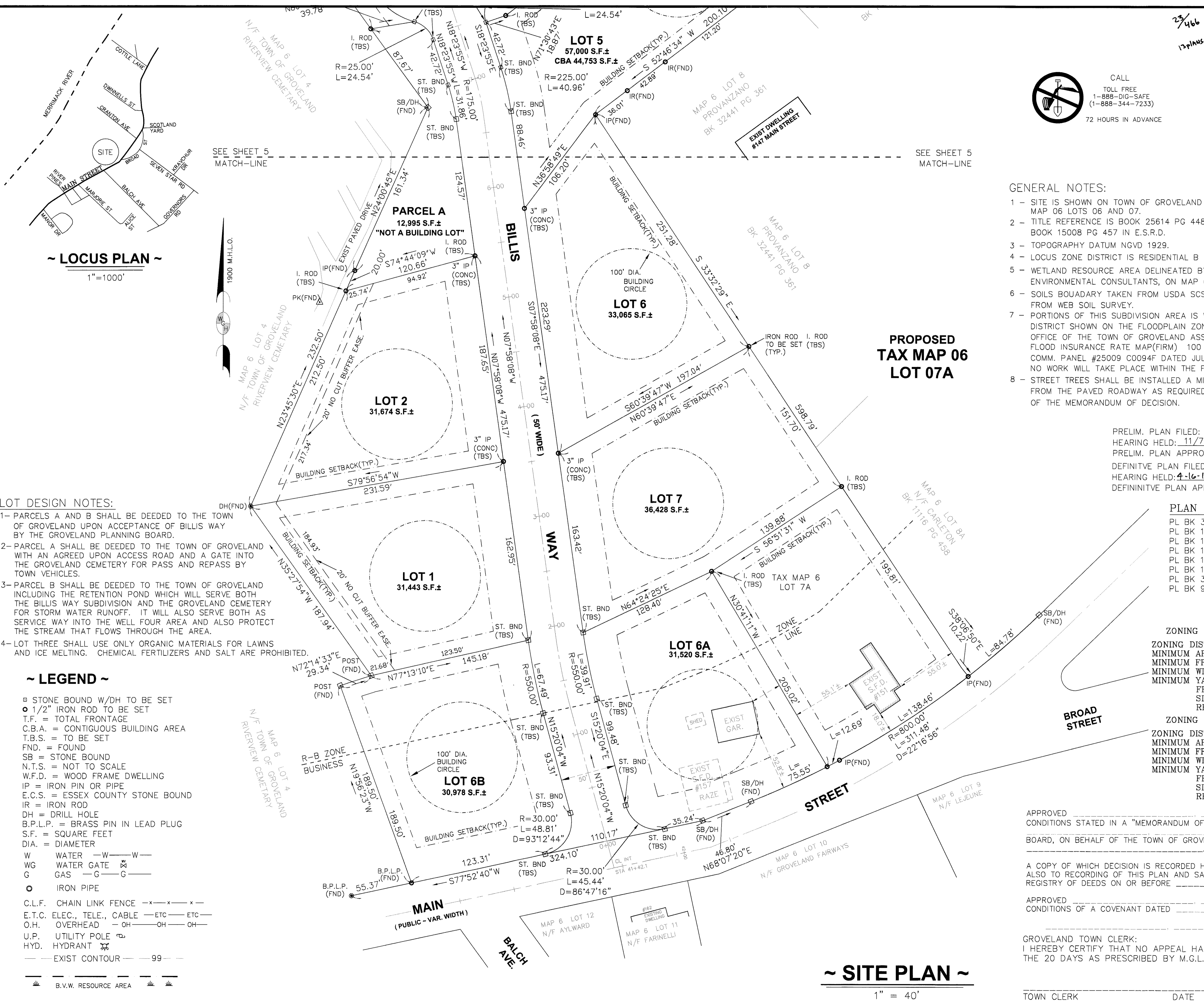
I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

WILLIAM G. HOLT
No. 39688
2-12-18
11-2-17
WILLIAM G. HOLT PLS #39688



EXISTING CONDITIONS SCS SOILS SITE PLAN

DRAWN:	SEH, WGH
DESIGNED:	WGH, TDB
CHECKED:	WGH, TDB
DATE:	17-MAR-2017
CAD FILE:	wgh/bw-16/bw_sh6_pre
JOB No.	#16-051-PB_PS
LOCUS	REF BK 25614 PG 448
DEED(S):	REF BK 15008 PG 457
REVISION:	BY
8-AUG-17	REV. COMM WH/TB
29-AUG-17	REV. COMM WH/TB
14-SEPT-17	REV. COMM. WH/TB
16-OCT-17	REV. COMM. WH/TB



- LOT DESIGN NOTES:**
- 1- PARCELS A AND B SHALL BE DEEDED TO THE TOWN OF GROVELAND UPON ACCEPTANCE OF BILLIS WAY BY THE GROVELAND PLANNING BOARD.
 - 2- PARCEL A SHALL BE DEEDED TO THE TOWN OF GROVELAND WITH AN AGREED UPON ACCESS ROAD AND A GATE INTO THE GROVELAND CEMETERY FOR PASS AND REPASS BY TOWN VEHICLES.
 - 3- PARCEL B SHALL BE DEEDED TO THE TOWN OF GROVELAND INCLUDING THE RETENTION POND WHICH WILL SERVE BOTH THE BILLIS WAY SUBDIVISION AND THE GROVELAND CEMETERY FOR STORM WATER RUNOFF. IT WILL ALSO SERVE BOTH AS SERVICE WAY INTO THE WELL FOUR AREA AND ALSO PROTECT THE STREAM THAT FLOWS THROUGH THE AREA.
 - 4- LOT THREE SHALL USE ONLY ORGANIC MATERIALS FOR LAWNS AND ICE MELTING. CHEMICAL FERTILIZERS AND SALT ARE PROHIBITED.

- ~ LEGEND ~**
- STONE BOUND W/DH TO BE SET
 - 1/2" IRON ROD TO BE SET
 - T.F. = TOTAL FRONTAGE
 - C.B.A. = CONTIGUOUS BUILDING AREA
 - T.B.S. = TO BE SET
 - FND. = FOUND
 - SB = STONE BOUND
 - N.T.S. = NOT TO SCALE
 - W.F.D. = WOOD FRAME DWELLING
 - IP = IRON PIN OR PIPE
 - E.C.S. = ESSEX COUNTY STONE BOUND
 - IR = IRON ROD
 - DH = DRILL HOLE
 - B.P.L.P. = BRASS PIN IN LEAD PLUG
 - S.F. = SQUARE FEET
 - DIA. = DIAMETER
 - W WATER — W — W —
 - WG WATER GATE — WG — WG —
 - G GAS — G — G —
 - IRON PIPE
 - C.L.F. CHAIN LINK FENCE — x — x — x —
 - E.T.C. ELEC., TELE., CABLE — ETC — ETC —
 - O.H. OVERHEAD — OH — OH — OH —
 - U.P. UTILITY POLE — U.P. — U.P. —
 - HYD. HYDRANT — HYD. — HYD. —
 - EXIST CONTOUR — 99 —
 - B.V.V. RESOURCE AREA —

~ SITE PLAN ~
1" = 40'

23/466
13 PLANS

PLAN BOOK 466 PLAN 23
ESSEX REGISTER OF DEEDS, SO. DIST. SALEM, MASS.

Received JUNE 21 2018

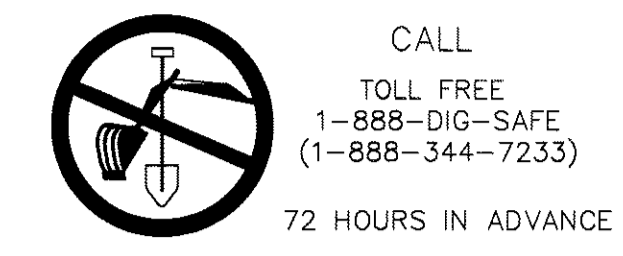
Rec. B

Attest Jul 20 2018
Register of Deeds (13 PLANS)

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED:
TOWN OF GROVELAND.
PLANNING BOARD:
James M. Freer
Robert Caplan
Fred Chandler

DATE: 6/19/18

FOR REGISTRY USE ONLY



- GENERAL NOTES:**
- 1 - SITE IS SHOWN ON TOWN OF GROVELAND ASSESSORS MAP 06 LOTS 06 AND 07.
 - 2 - TITLE REFERENCE IS BOOK 25614 PG 448 AND 381 IN E.S.R.D. BOOK 15008 PG 457 IN E.S.R.D.
 - 3 - TOPOGRAPHY DATUM NGVD 1929.
 - 4 - LOCUS ZONE DISTRICT IS RESIDENTIAL B AND BUSINESS.
 - 5 - WETLAND RESOURCE AREA DELINEATED BY SEEKAMP ENVIRONMENTAL ENVIRONMENTAL CONSULTANTS, ON MAP 6 LOT 6. (71,895 S.F.).
 - 6 - SOILS BOUNDARY TAKEN FROM USDA SCS SOILS MAPS, OBTAINED FROM WEB SOIL SURVEY.
 - 7 - PORTIONS OF THIS SUBDIVISION AREA IS WITHIN THE FLOODPLAIN DISTRICT SHOWN ON THE FLOODPLAIN ZONING ON FILE AT THE OFFICE OF THE TOWN OF GROVELAND ASSESSOR. FLOOD INSURANCE RATE MAP(FIRM) 100 YEAR ELEV=19' (NGVD29) COMM. PANEL #25009 C0094F DATED JULY 3, 2012. NO WORK WILL TAKE PLACE WITHIN THE FLOODPLAIN.
 - 8 - STREET TREES SHALL BE INSTALLED A MINIMUM OF 20 FEET FROM THE PAVED ROADWAY AS REQUIRED BY CONDITION #6 OF THE MEMORANDUM OF DECISION.

PRELIM. PLAN FILED: 10/01/16
HEARING HELD: 11/7/16 & 12/20/16
PRELIM. PLAN APPROVED: 12/20/16
DEFINITIVE PLAN FILED: 2-21-17
HEARING HELD: 4-16-17, 6-20-17, 7-25-17, 9-5-17
DEFINITIVE PLAN APPROVED: 1-23-18

- PLAN REFERENCES:**
- PL BK 306 PL 92
 - PL BK 137 PL 57
 - PL BK 198 PL 42(1985 E.C.L.O.#3212)
 - PL BK 121 PL 7
 - PL BK 157 PL 74
 - PL BK 177 PL 15
 - PL BK 357 PL 98
 - PL BK 98 PL 31

ZONING DIMENSIONAL DATA:
ZONING DISTRICT: R-B RES(SINGLE FAMILY)
MINIMUM AREA REQ'D: 30,000 S.F.
MINIMUM FRONTAGE REQ'D: 150'
MINIMUM WIDTH REQ'D: 120'
MINIMUM YARD REQ'D:
FRONT: 30'
SIDE: 15'
REAR: 15'

ZONING DIMENSIONAL DATA:
ZONING DISTRICT: (B) BUSINESS
MINIMUM AREA REQ'D: 30,000 S.F.
MINIMUM FRONTAGE REQ'D: 150'
MINIMUM WIDTH REQ'D: 120'
MINIMUM YARD REQ'D:
FRONT: 30'
SIDE: 10'
REAR: 10'

APPROVED _____ SUBJECT TO TERMS AND CONDITIONS STATED IN A "MEMORANDUM OF DECISION" DATED _____ BETWEEN THE GROVEAND PLANNING BOARD, ON BEHALF OF THE TOWN OF GROVELAND AND _____

A COPY OF WHICH DECISION IS RECORDED HERewith AND SUBJECT ALSO TO RECORDING OF THIS PLAN AND SAID DECISION IN SOUTH ESSEX REGISTRY OF DEEDS ON OR BEFORE _____

APPROVED _____ SUBJECT TO TERMS AND CONDITIONS OF A COVENANT DATED _____ GROVELAND PLANNING BOARD.

GROVELAND TOWN CLERK:
I HEREBY CERTIFY THAT NO APPEAL HAS BEEN FILED WITHIN THE 20 DAYS AS PRESCRIBED BY M.G.L. CHAPTER 41, SECTION 81 B-B.

TOWN CLERK _____ DATE _____

FOR PLANNING BOARD USE ONLY

DEFINITIVE SUBDIVISION PLAN BILLIS WAY

LOCATED IN
GROVELAND
MASSACHUSETTS
PREPARED FOR
OWNER/APPLICANT
JAMES BILLIS
STEVEN BILLIS
DEBORAH BILLIS
157 MAIN STREET
GROVELAND, MA 01834
PREPARED BY
WILLIAM G. HOLT
PLS,RS,SE
83 W. MAIN STREET
MERRIMAC, MA 01860
TEL: (978) 346-7873

ASSESSOR'S DATA:
GROVELAND MAP: MAP 06
PARCEL: 06 & 07

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

William G. Holt 2-12-18
WILLIAM G. HOLT PLS #39688

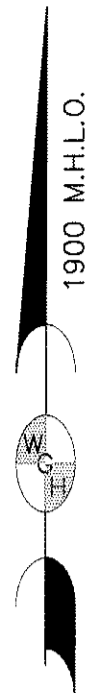
GRAPHIC SCALE
1 inch = 40 ft.
(IN FEET)
40 0' 20 40 80
12 0 12 24
(IN METERS)

SHEET TITLE:
PLAN OF LOTS BILLIS WAY

DRAWN: SEH, WGH
DESIGNED: WGH, TDB
CHECKED: WGH, TDB
DATE: 17-MAR-2017
CAD FILE: WGH/BW-16/BW_SH6_PRE
JOB No. #16-051-PB_PS

LOCUS REF BK 25614 PG 448
DEED(S): REF BK 15008 PG 457

REVISION: BY
14-SEP-17 WGH
16-OCT-17 WGH
12-20-17 WGH



23/466
12 plans

PLAN BOOK 466 PLAN 23
ESSEX REGISTER OF DEEDS, SO. DIST. SALEM MASS.
Received JUNE 21 2018
with _____
Rec. # _____
Abstract John B. B...
Register of Deeds (13 plans)

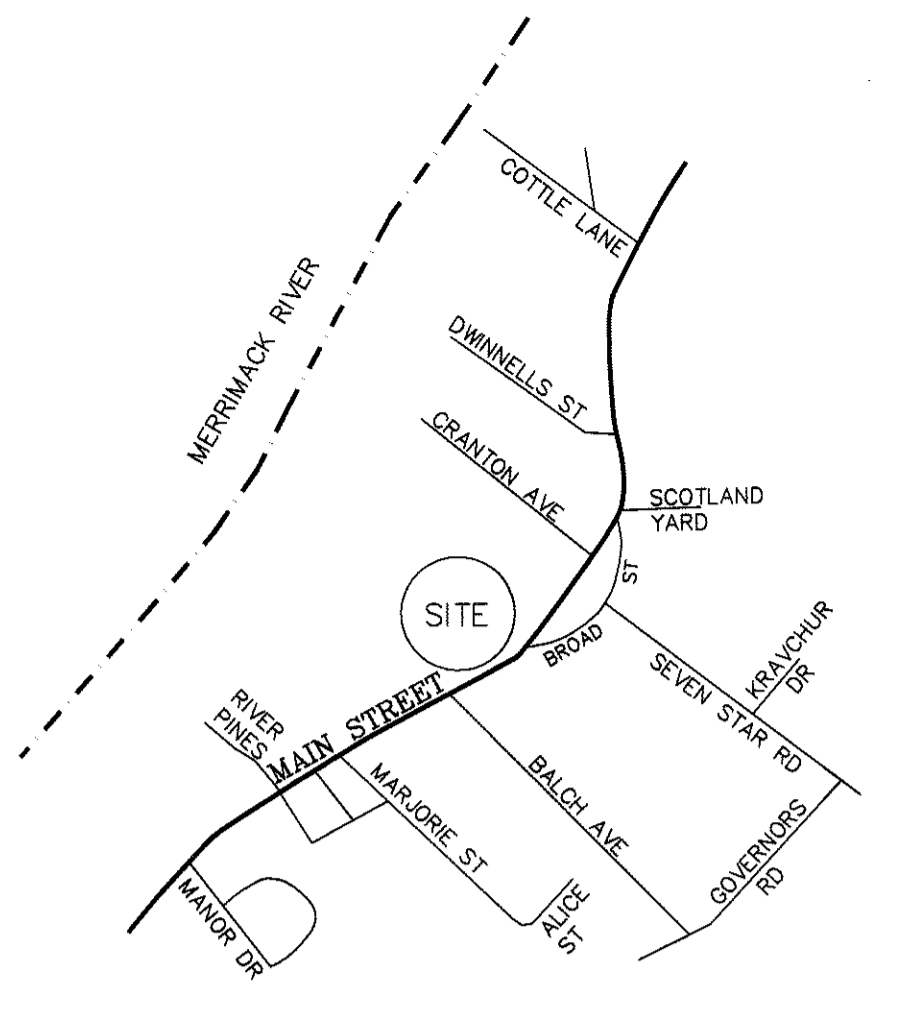
FOR REGISTRY USE ONLY

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED:
TOWN OF GROVELAND.
PLANNING BOARD:
James M. Freen
Paul...
Jim Chandler

DATE: 6/19/18

FOR PLANNING BOARD USE ONLY

CALL TOLL FREE
1-888-DIG-SAFE
(1-888-344-7233)
72 HOURS IN ADVANCE



~ LOCUS PLAN ~
1"=1000'

GENERAL NOTES:

- 1 - SITE IS SHOWN ON TOWN OF GROVELAND ASSESSORS MAP 06 LOTS 06 AND 07.
- 2 - TITLE REFERENCE IS BOOK 25614 PG 448 AND 381 IN E.S.R.D. BOOK 15008 PG 457 IN E.S.R.D.
- 3 - TOPOGRAPHY DATUM NGVD 1929.
- 4 - LOCUS ZONE DISTRICT IS RESIDENTIAL B AND BUSINESS.
- 5 - WETLAND RESOURCE AREA DELINEATED BY SEEKAMP ENVIRONMENTAL ENVIRONMENTAL CONSULTANTS, ON MAP 6 LOT 6. (71,895 S.F.).
- 6 - SOILS BOUNDARY TAKEN FROM USDA SCS SOILS MAPS, OBTAINED FROM WEB SOIL SURVEY.
- 7 - PORTIONS OF THIS SUBDIVISION AREA IS WITHIN THE FLOODPLAIN DISTRICT SHOWN ON THE FLOODPLAIN ZONING ON FILE AT THE OFFICE OF THE TOWN OF GROVELAND ASSESSOR. FLOOD INSURANCE RATE MAP(FIRM) 100 YEAR ELEV=19' (NGVD29) COMM. PANEL #25009 C0094F DATED JULY 3, 2012. NO WORK WILL TAKE PLACE WITHIN THE FLOODPLAIN.
- 8 - STREET TREES SHALL BE INSTALLED A MINIMUM OF 20 FEET FROM THE PAVED ROADWAY AS REQUIRED BY CONDITION #6 OF THE MEMORANDUM OF DECISION.

PRELIM. PLAN FILED: 10/01/16
HEARING HELD: 11/7/16 & 12/20/16
PRELIM. PLAN APPROVED: 12/20/16
DEFINITIVE PLAN FILED: 3-21-17
HEARING HELD: 4-16-17, 6-20-17, 7-25-17, 9-5-17
DEFINITIVE PLAN APPROVED: 1-23-18

PLAN REFERENCES:

- PL BK 306 PL 92
- PL BK 137 PL 57
- PL BK 198 PL 42(1985 E.C.L.O.#3212)
- PL BK 121 PL 7
- PL BK 157 PL 74
- PL BK 177 PL 15
- PL BK 357 PL 98
- PL BK 98 PL 31

ZONING DIMENSIONAL DATA:

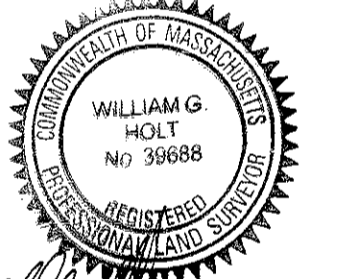
ZONING DISTRICT: R-B RES(SINGLE FAMILY)
MINIMUM AREA REQ'D: 30,000 S.F.
MINIMUM FRONTAGE REQ'D: 150'
MINIMUM WIDTH REQ'D: 120'
MINIMUM YARD REQ'D:
FRONT: 30'
SIDE: 15'
REAR: 15'

ZONING DIMENSIONAL DATA:

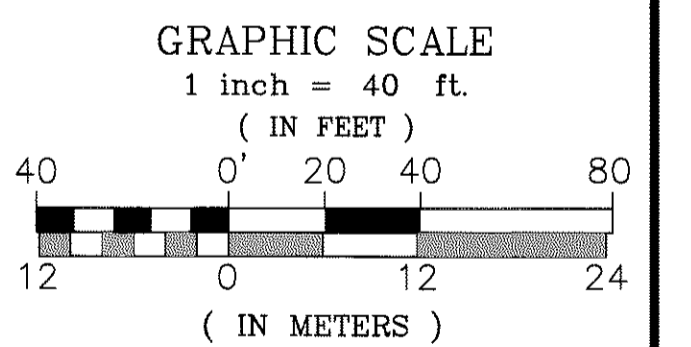
ZONING DISTRICT: (B) BUSINESS
MINIMUM AREA REQ'D: 30,000 S.F.
MINIMUM FRONTAGE REQ'D: 150'
MINIMUM WIDTH REQ'D: 120'
MINIMUM YARD REQ'D:
FRONT: 30'
SIDE: 10'
REAR: 10'

ASSESSOR'S DATA:
GROVELAND MAP: MAP 06
PARCEL: 06 & 07

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



William G. Holt 2-12-18
WILLIAM G. HOLT PLS #39688



SHEET TITLE:
PLAN OF LOTS BILLIS WAY

DRAWN:	SEH, WGH
DESIGNED:	WGH, TDB
CHECKED:	WGH, TDB
DATE:	17-MAR-2017
CAD FILE:	WGH/BW-16/BW_SH6_PRE
JOB No.:	#16-051-PB_PS
LOCUS REF BK 25614 PG 448	
DEED(S): REF BK 15008 PG 457	

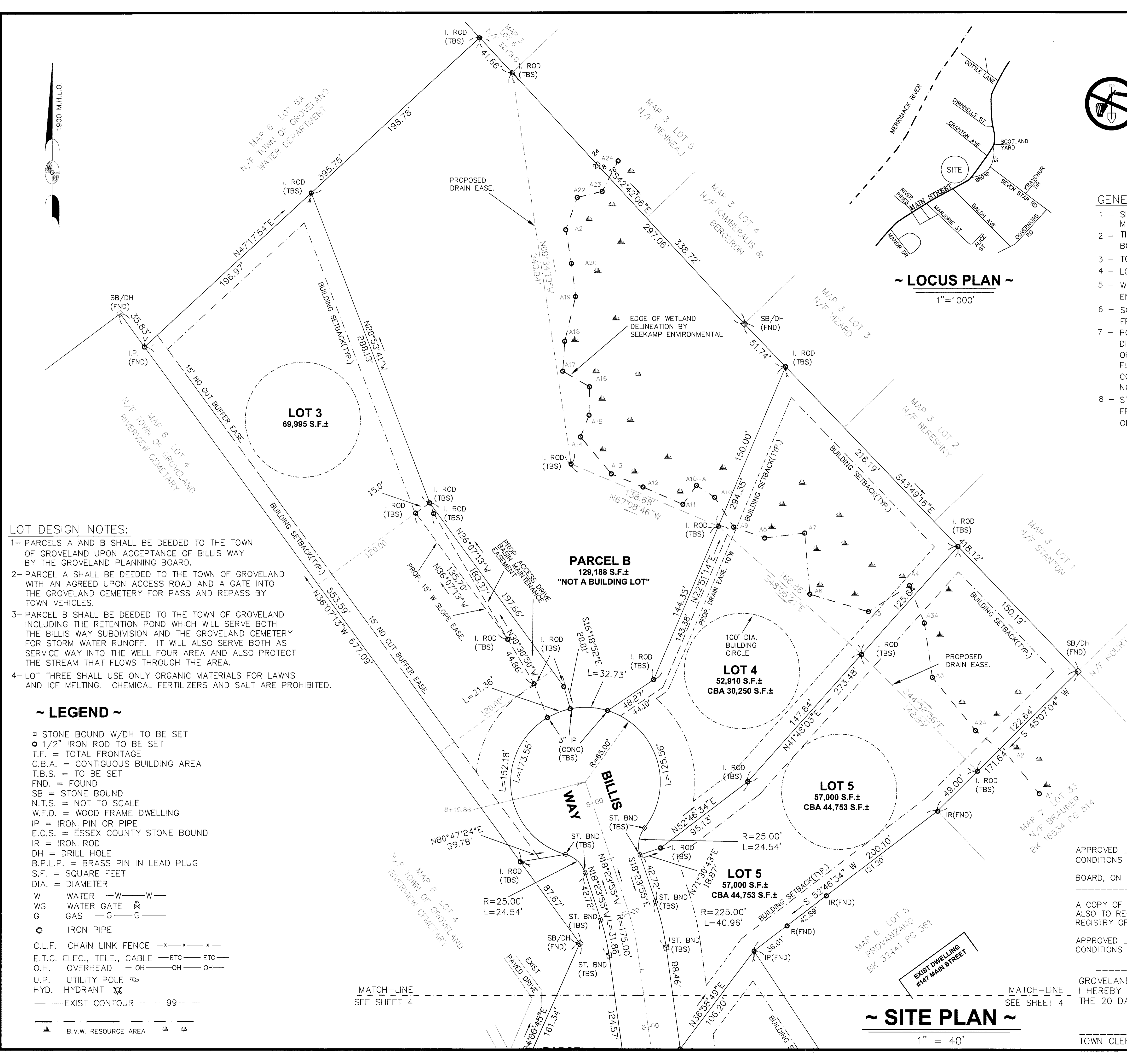
REVISION:	BY
14-SEPT-17	WGH
16-OCT-17	WGH
12-20-17	WGH

SHEET No. **5 OF 13**

- LOT DESIGN NOTES:
- 1- PARCELS A AND B SHALL BE DEEDED TO THE TOWN OF GROVELAND UPON ACCEPTANCE OF BILLIS WAY BY THE GROVELAND PLANNING BOARD.
 - 2- PARCEL A SHALL BE DEEDED TO THE TOWN OF GROVELAND WITH AN AGREED UPON ACCESS ROAD AND A GATE INTO THE GROVELAND CEMETERY FOR PASS AND REPASS BY TOWN VEHICLES.
 - 3- PARCEL B SHALL BE DEEDED TO THE TOWN OF GROVELAND INCLUDING THE RETENTION POND WHICH WILL SERVE BOTH THE BILLIS WAY SUBDIVISION AND THE GROVELAND CEMETERY FOR STORM WATER RUNOFF. IT WILL ALSO SERVE BOTH AS SERVICE WAY INTO THE WELL FOUR AREA AND ALSO PROTECT THE STREAM THAT FLOWS THROUGH THE AREA.
 - 4- LOT THREE SHALL USE ONLY ORGANIC MATERIALS FOR LAWNS AND ICE MELTING. CHEMICAL FERTILIZERS AND SALT ARE PROHIBITED.

~ LEGEND ~

- STONE BOUND W/DH TO BE SET
- 1/2" IRON ROD TO BE SET
- T.F. = TOTAL FRONTAGE
- C.B.A. = CONTIGUOUS BUILDING AREA
- T.B.S. = TO BE SET
- FND. = FOUND
- SB = STONE BOUND
- N.T.S. = NOT TO SCALE
- W.F.D. = WOOD FRAME DWELLING
- IP = IRON PIN OR PIPE
- E.C.S. = ESSEX COUNTY STONE BOUND
- IR = IRON ROD
- DH = DRILL HOLE
- B.P.L.P. = BRASS PIN IN LEAD PLUG
- S.F. = SQUARE FEET
- DIA. = DIAMETER
- W WATER -W- W-
- WG WATER GATE
- G GAS -G- G-
- IRON PIPE
- C.L.F. CHAIN LINK FENCE -x-x-x-
- E.T.C. ELEC., TELE., CABLE -ETC- ETC-
- O.H. OVERHEAD -OH-OH-OH-
- U.P. UTILITY POLE
- HYD. HYDRANT
- EXIST CONTOUR --- 99---
- B.V.W. RESOURCE AREA ---



~ SITE PLAN ~
1" = 40'

APPROVED _____ SUBJECT TO TERMS AND CONDITIONS STATED IN A "MEMORANDUM OF DECISION" DATED _____ BETWEEN THE GROVEAND PLANNING BOARD, ON BEHALF OF THE TOWN OF GROVELAND AND _____

A COPY OF WHICH DECISION IS RECORDED HEREWITH AND SUBJECT ALSO TO RECORDING OF THIS PLAN AND SAID DECISION IN SOUTH ESSEX REGISTERY OF DEEDS ON OR BEFORE _____

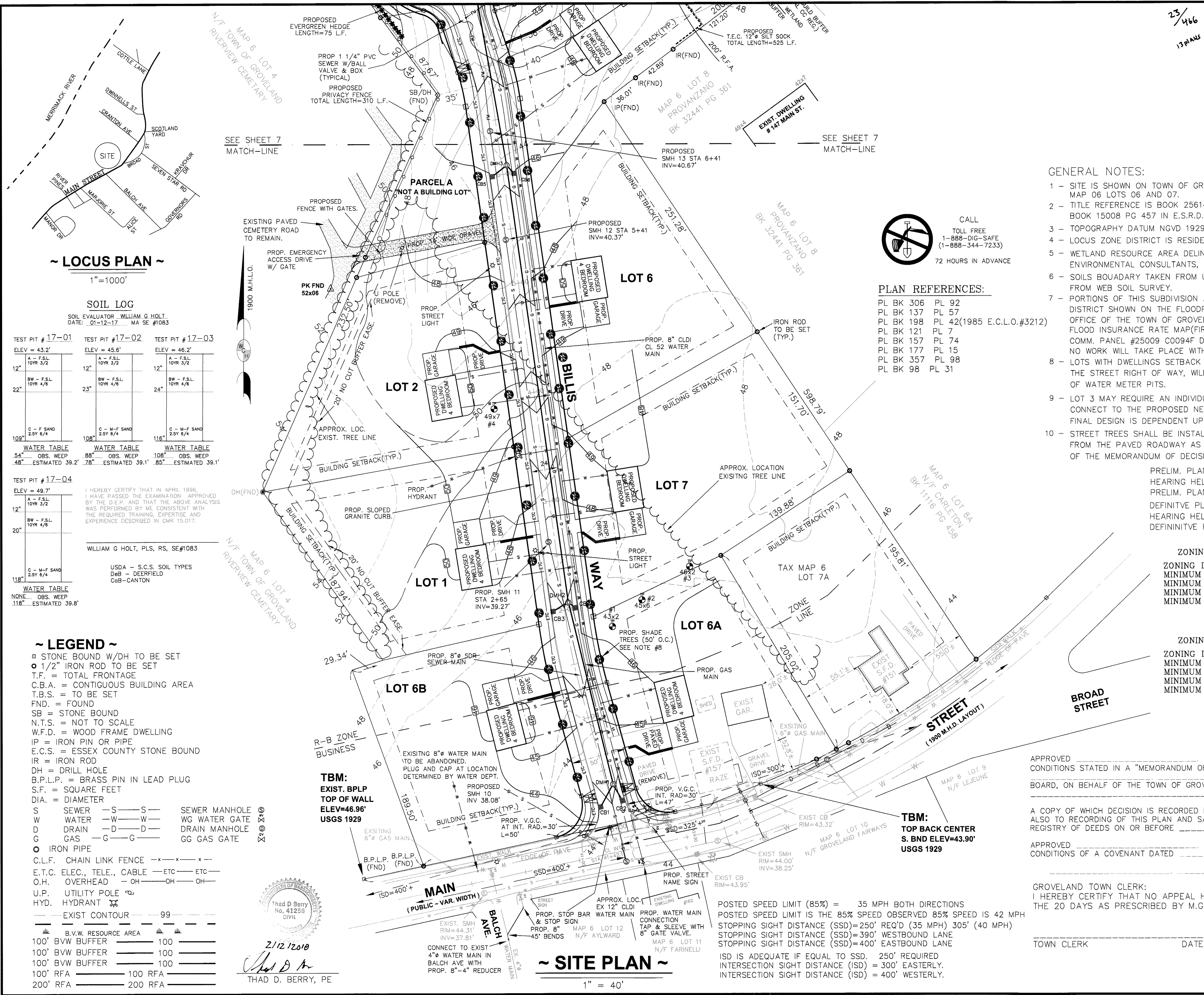
APPROVED _____ SUBJECT TO TERMS AND CONDITIONS OF A COVENANT DATED _____ GROVELAND PLANNING BOARD.

GROVELAND TOWN CLERK:
I HEREBY CERTIFY THAT NO APPEAL HAS BEEN FILED WITHIN THE 20 DAYS AS PRESCRIBED BY M.G.L. CHAPTER 41, SECTION 81 B-B.

TOWN CLERK _____ DATE _____

MATCH-LINE
SEE SHEET 4

MATCH-LINE
SEE SHEET 4



~ LOCUS PLAN ~

1"=1000'

SOIL LOG
SOIL EVALUATOR: WILLIAM G. HOLT
DATE: 01-12-17 MA SE #1083

TEST PIT #	ELEV	DEPTH	SOIL TYPE	WATER TABLE
TEST PIT # 17-01	43.2'	12"	A - F.S.L. 10R 3/2	54" OBS. WEEP
TEST PIT # 17-02	45.6'	12"	A - F.S.L. 10R 3/2	88" OBS. WEEP
TEST PIT # 17-03	46.2'	12"	A - F.S.L. 10R 3/2	108" OBS. WEEP
TEST PIT # 17-04	49.7'	12"	A - F.S.L. 10R 3/2	NONE OBS. WEEP

I HEREBY CERTIFY THAT IN APRIL 1995, I HAVE PASSED THE EXAMINATION APPROVED BY THE D.E.P. AND THAT THE ABOVE ANALYSIS WAS PERFORMED BY ME CONSISTENT WITH THE REQUIRED TRAINING, EXPERISE AND EXPERIENCE DESCRIBED IN CMR 15.017.

WILLIAM G. HOLT, PLS, RS, SE#1083

USDA - S.C.S. SOIL TYPES
DeB - DEERFIELD
CgB - CANTON

WATER TABLE
NONE OBS. WEEP
118" ESTIMATED 39.8'

~ LEGEND ~

- STONE BOUND W/DH TO BE SET
- 1/2" IRON ROD TO BE SET
- T.F. = TOTAL FRONTAGE
- C.B.A. = CONTIGUOUS BUILDING AREA
- T.B.S. = TO BE SET
- FND. = FOUND
- SB = STONE BOUND
- N.T.S. = NOT TO SCALE
- W.F.D. = WOOD FRAME DWELLING
- IP = IRON PIN OR PIPE
- E.C.S. = ESSEX COUNTY STONE BOUND
- IR = IRON ROD
- DH = DRILL HOLE
- B.P.L.P. = BRASS PIN IN LEAD PLUG
- S.F. = SQUARE FEET
- DIA. = DIAMETER
- S SEWER -S-S- SEWER MANHOLE
- W WATER -W-W- WG WATER GATE
- D DRAIN -D-D- DRAIN MANHOLE
- G GAS -G-G- GG GAS GATE
- IRON PIPE
- C.L.F. CHAIN LINK FENCE -x-x-x-
- E.T.C. ELEC., TELE., CABLE -ETC- ETC-
- O.H. OVERHEAD -OH-OH-OH-
- U.P. UTILITY POLE
- HYD. HYDRANT
- EXIST CONTOUR --- 99
- B.V.W. RESOURCE AREA ---
- 100' BVW BUFFER 100
- 100' BVW BUFFER 100
- 100' BVW BUFFER 100
- 100' RFA 100 RFA
- 200' RFA 200 RFA

2/12/2018
THAD D. BERRY, PE

~ SITE PLAN ~

1" = 40'

23/466
13 PLANS

PLAN BOOK 466 PLAN 23
ESSEX REGISTER OF DEEDS, SO. DIST. SALBAM, MASS.

Received JUNE 21 2018
with _____
Rec. # _____
Attest: *Jul 80 Bnd*
Register of Deeds (13 PLANS)

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED:
TOWN OF GROVELAND.
PLANNING BOARD:
James M. Freen
Robert...
John Chandler

DATE: 6/19/18

FOR REGISTRY USE ONLY

GENERAL NOTES:

- SITE IS SHOWN ON TOWN OF GROVELAND ASSESSORS MAP 06 LOTS 06 AND 07.
- TITLE REFERENCE IS BOOK 25614 PG 448 AND 381 IN E.S.R.D. BOOK 15008 PG 457 IN E.S.R.D.
- TOPOGRAPHY DATUM NGVD 1929.
- LOCUS ZONE DISTRICT IS RESIDENTIAL B AND BUSINESS.
- WETLAND RESOURCE AREA DELINEATED BY SEEKAMP ENVIRONMENTAL ENVIRONMENTAL CONSULTANTS, ON MAP 6 LOT 6. (71,895 S.F.).
- SOILS BOUNDARY TAKEN FROM USDA SCS SOILS MAPS, OBTAINED FROM WEB SOIL SURVEY.
- PORTIONS OF THIS SUBDIVISION AREA IS WITHIN THE FLOODPLAIN DISTRICT SHOWN ON THE FLOODPLAIN ZONING ON FILE AT THE OFFICE OF THE TOWN OF GROVELAND ASSESSOR. FLOOD INSURANCE RATE MAP(FIRM) 100 YEAR ELEV=19' (NGVD29) COMM. PANEL #25009 C0094F DATED JULY 3, 2012. NO WORK WILL TAKE PLACE WITHIN THE FLOODPLAIN.
- LOTS WITH DWELLINGS SETBACK GREATER THAN 150' FROM THE STREET RIGHT OF WAY, WILL REQUIRE THE INSTALLATION OF WATER METER PITS.
- LOT 3 MAY REQUIRE AN INDIVIDUAL SEWAGE EJECTOR PUMP TO CONNECT TO THE PROPOSED NEW SEWER MAIN. FINAL DESIGN IS DEPENDENT UPON DWELLING LOCATION.
- STREET TREES SHALL BE INSTALLED A MINIMUM OF 20 FEET FROM THE PAVED ROADWAY AS REQUIRED BY CONDITION #6 OF THE MEMORANDUM OF DECISION.

CALL
TOLL FREE
1-888-DIG-SAFE
(1-888-344-7233)
72 HOURS IN ADVANCE

PLAN REFERENCES:

- PL BK 306 PL 92
- PL BK 137 PL 57
- PL BK 198 PL 42(1985 E.C.L.O.#3212)
- PL BK 121 PL 7
- PL BK 157 PL 74
- PL BK 177 PL 15
- PL BK 357 PL 98
- PL BK 98 PL 31

PRELIM. PLAN FILED: 10/01/16
HEARING HELD: 11/7/16 & 12/20/16
PRELIM. PLAN APPROVED 12/20/16
DEFINITIVE PLAN FILED: 3-21-17
HEARING HELD: 4-16-17, 6-20-17, 7-25-17, 9-5-17
DEFINITIVE PLAN APPROVED 1-23-18

ZONING DIMENSIONAL DATA:
ZONING DISTRICT: R-B RES(SINGLE FAMILY)
MINIMUM AREA REQ'D: 30,000 S.F.
MINIMUM FRONTAGE REQ'D: 150'
MINIMUM WIDTH REQ'D:
MINIMUM YARD REQ'D:
FRONT: 30'
SIDE: 15' 120'
REAR: 15'

ZONING DIMENSIONAL DATA:
ZONING DISTRICT: (B) BUSINESS
MINIMUM AREA REQ'D: 30,000 S.F.
MINIMUM FRONTAGE REQ'D: 150'
MINIMUM WIDTH REQ'D: 120'
MINIMUM YARD REQ'D:
FRONT: 30'
SIDE: 10'
REAR: 10'

APPROVED _____ SUBJECT TO TERMS AND CONDITIONS STATED IN A "MEMORANDUM OF DECISION" DATED _____ BETWEEN THE GROVELAND PLANNING BOARD, ON BEHALF OF THE TOWN OF GROVELAND AND _____

A COPY OF WHICH DECISION IS RECORDED HERewith AND SUBJECT ALSO TO RECORDING OF THIS PLAN AND SAID DECISION IN SOUTH ESSEX REGISTER OF DEEDS ON OR BEFORE _____

APPROVED _____ SUBJECT TO TERMS AND CONDITIONS OF A COVENANT DATED _____ GROVELAND PLANNING BOARD.

GROVELAND TOWN CLERK:
I HEREBY CERTIFY THAT NO APPEAL HAS BEEN FILED WITHIN THE 20 DAYS AS PRESCRIBED BY M.G.L. CHAPTER 41, SECTION 81 B-B.

TOWN CLERK _____ DATE _____

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED:
TOWN OF GROVELAND.
PLANNING BOARD:
James M. Freen
Robert...
John Chandler

DATE: 6/19/18

FOR PLANNING BOARD USE ONLY

DEFINITIVE SUBDIVISION PLAN BILLIS WAY

LOCATED IN
GROVELAND MASSACHUSETTS
PREPARED FOR OWNER/APPLICANT
JAMES BILLIS
STEVEN BILLIS
DEBORAH BILLIS
157 MAIN STREET
GROVELAND, MA 01834
PREPARED BY
WILLIAM G. HOLT
PLS,RS,SE
83 W. MAIN STREET
MERRIMAC, MA 01860
TEL: (978) 346-7873

ASSESSOR'S DATA:

GROVELAND MAP: MAP 06
PARCEL: 06 & 07

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

WILLIAM G. HOLT
No. 39688
REGISTERED PROFESSIONAL LAND SURVEYOR

2-12-18
WILLIAM G. HOLT PLS #39688

GRAPHIC SCALE
1 inch = 40 ft.
(IN FEET)
12 0 20 40 80
(IN METERS)

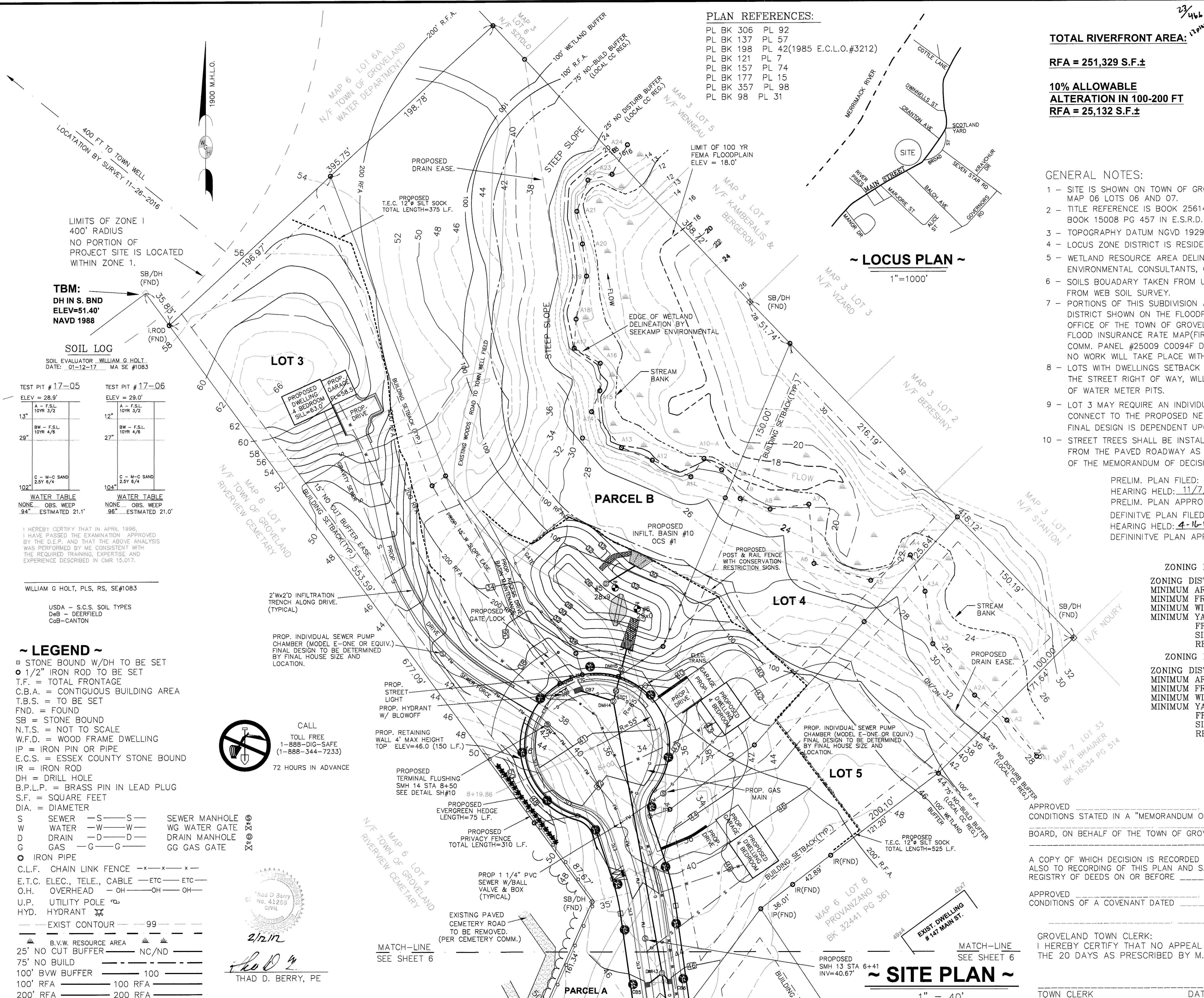
SHEET TITLE:
PROPOSED SITE PLAN BILLIS WAY

DRAWN: SEH, WGH
DESIGNED: WGH, TDB
CHECKED: WGH, TDB
DATE: 17-MAR-2017
CAD FILE: WGH/BW-16/BW_SH6_PRE
JOB No. #16-051-PB_PS

LOCUS REF BK 25614 PG 448
DEED(S): REF BK 15008 PG 457

REVISION:	BY
8-AUG-17	WGH TDB
29-AUG-17	WGH TDB
16-OCT-17	WGH TDB
12-20-17	WGH TDB

SHEET No. **6 OF 13**



PLAN REFERENCES:

PL BK 306	PL 92
PL BK 137	PL 57
PL BK 198	PL 42(1985 E.C.L.O.#3212)
PL BK 121	PL 7
PL BK 157	PL 74
PL BK 177	PL 15
PL BK 357	PL 98
PL BK 98	PL 31

TOTAL RIVERFRONT AREA: 17,100
RFA = 251,329 S.F.±
10% ALLOWABLE ALTERATION IN 100-200 FT RFA = 25,132 S.F.±

PLAN BOOK 466 PLAN 23
 Received JUNE 21 2018
 Register of Deeds
 (13 p/144)

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED:
 TOWN OF GROVELAND.
 PLANNING BOARD:
 James M. Freen
 Robert W. [Signature]
 Lisa Chandler
 DATE: 6/19/18

FOR REGISTRY USE ONLY
 FOR PLANNING BOARD USE ONLY

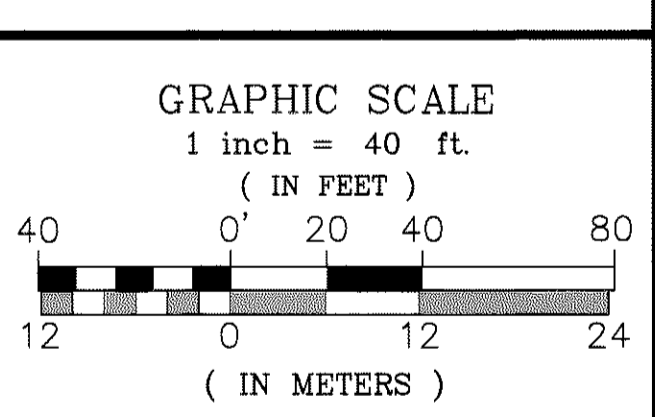
- GENERAL NOTES:**
- SITE IS SHOWN ON TOWN OF GROVELAND ASSESSORS MAP 06 LOTS 06 AND 07.
 - TITLE REFERENCE IS BOOK 25614 PG 448 AND 381 IN E.S.R.D. BOOK 15008 PG 457 IN E.S.R.D.
 - TOPOGRAPHY DATUM NGVD 1929.
 - LOCUS ZONE DISTRICT IS RESIDENTIAL B AND BUSINESS.
 - WETLAND RESOURCE AREA DELINEATED BY SEEKAMP ENVIRONMENTAL ENVIRONMENTAL CONSULTANTS, ON MAP 6 LOT 6. (71,895 S.F.).
 - SOILS BOUNDARY TAKEN FROM USDA SCS SOILS MAPS, OBTAINED FROM WEB SOIL SURVEY.
 - PORTIONS OF THIS SUBDIVISION AREA IS WITHIN THE FLOODPLAIN DISTRICT SHOWN ON THE FLOODPLAIN ZONING ON FILE AT THE OFFICE OF THE TOWN OF GROVELAND ASSESSOR. FLOOD INSURANCE RATE MAP(FIRM) 100 YEAR ELEV=19' (NGVD29) COMM. PANEL #25009 C0094F DATED JULY 3, 2012. NO WORK WILL TAKE PLACE WITHIN THE FLOODPLAIN.
 - LOTS WITH DWELLINGS SETBACK GREATER THAN 150' FROM THE STREET RIGHT OF WAY, WILL REQUIRE THE INSTALLATION OF WATER METER PITS.
 - LOT 3 MAY REQUIRE AN INDIVIDUAL SEWAGE EJECTOR PUMP TO CONNECT TO THE PROPOSED NEW SEWER MAIN. FINAL DESIGN IS DEPENDENT UPON DWELLING LOCATION.
 - STREET TREES SHALL BE INSTALLED A MINIMUM OF 20 FEET FROM THE PAVED ROADWAY AS REQUIRED BY CONDITION #6 OF THE MEMORANDUM OF DECISION.

DEFINITIVE SUBDIVISION PLAN BILLIS WAY
 LOCATED IN GROVELAND MASSACHUSETTS PREPARED FOR OWNER/APPLICANT JAMES BILLIS STEVEN BILLIS DEBORAH BILLIS 157 MAIN STREET GROVELAND, MA 01834
 PREPARED BY WILLIAM G. HOLT PLS,RS,SE 83 W. MAIN STREET MERRIMAC, MA 01860 TEL: (978) 346-7873

ASSESSOR'S DATA:
 GROVELAND MAP: MAP 06
 PARCEL: 06 & 07

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

WILLIAM G. HOLT No. 39688 REGISTERED PROFESSIONAL LAND SURVEYOR
 2-2-18
 WILLIAM G. HOLT PLS #39688



PROPOSED SITE PLAN BILLIS WAY

DRAWN:	SEH, WGH
DESIGNED:	WGH, TDB
CHECKED:	WGH, TDB
DATE:	17-MAR-2017
CAD FILE:	WGH/BW-16/BW_SH6_PRE
JOB No.:	#16-051-PB_PS
LOCUS REF BK 25614 PG 448	DEED(S): REF BK 15008 PG 457
REVISION:	BY
8-AUG-17	WJ TB
29-AUG-17	WJ TB
16-OCT-17	WJ TB
12-20-17	WJ TB

SHEET No. **7 OF 13**

LIMITS OF ZONE I 400' RADIUS
 NO PORTION OF PROJECT SITE IS LOCATED WITHIN ZONE 1.

TBM:
 DH IN S. BND
 ELEV=51.40'
 NAVD 1988

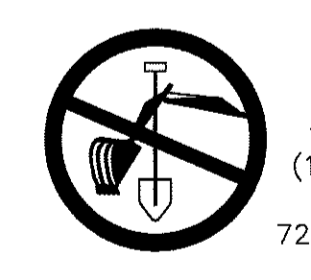
SOIL LOG
 SOIL EVALUATOR WILLIAM G. HOLT
 DATE: 01-12-17 MA SE #1083

TEST PIT #17-05	TEST PIT #17-06
ELEV = 28.9'	ELEV = 29.0'
13" A - F.S.L. 10YR 3/2	12" A - F.S.L. 10YR 3/2
29" BW - F.S.L. 10YR 4/6	27" BW - F.S.L. 10YR 4/6
102" C - M-C SAND 2.5Y 6/4	104" C - M-C SAND 2.5Y 6/4
WATER TABLE NONE - OBS. WEEP .94" ESTIMATED 21.1'	WATER TABLE NONE - OBS. WEEP .96" ESTIMATED 21.0'

I HEREBY CERTIFY THAT IN APRIL 1996, I HAVE PASSED THE EXAMINATION APPROVED BY THE D.E.P. AND THAT THE ABOVE ANALYSIS WAS PERFORMED BY ME CONSISTENT WITH THE REQUIRED TRAINING, EXPERIENCE AND EXPERIENCE DESCRIBED IN CMR 15.017.

WILLIAM G. HOLT, PLS, RS, SE #1083
 USDA - S.C.S. SOIL TYPES
 DdB - DEERFIELD
 CdB - CANTON

- ~ LEGEND ~**
- STONE BOUND W/DH TO BE SET
 - 1/2" IRON ROD TO BE SET
 - T.F. = TOTAL FRONTAGE
 - C.B.A. = CONTIGUOUS BUILDING AREA
 - T.B.S. = TO BE SET
 - FND. = FOUND
 - SB = STONE BOUND
 - N.T.S. = NOT TO SCALE
 - W.F.D. = WOOD FRAME DWELLING
 - IP = IRON PIN OR PIPE
 - E.C.S. = ESSEX COUNTY STONE BOUND
 - IR = IRON ROD
 - DH = DRILL HOLE
 - B.P.L.P. = BRASS PIN IN LEAD PLUG
 - S.F. = SQUARE FEET
 - DIA. = DIAMETER
 - S SEWER -S-S-
 - W WATER -W-W-
 - D DRAIN -D-D-
 - G GAS -G-G-
 - O IRON PIPE
 - C.L.F. CHAIN LINK FENCE -x-x-x-
 - E.T.C. ELEC., TELE., CABLE -ETC-ETC-
 - O.H. OVERHEAD -OH-OH-OH-
 - U.P. UTILITY POLE
 - HYD. HYDRANT
 - EXIST CONTOUR -99-
 - B.V.W. RESOURCE AREA
 - 25' NO CUT BUFFER NC/ND
 - 75' NO BUILD
 - 100' BVW BUFFER
 - 100' RFA
 - 100' RFA
 - 200' RFA



THAD D. BERRY, PE
 2/12/17

MATCH-LINE
 SEE SHEET 6

MATCH-LINE
 SEE SHEET 6

~ SITE PLAN ~
 1" = 40'

TOWN CLERK _____ DATE _____
 GROVELAND PLANNING BOARD.

A COPY OF WHICH DECISION IS RECORDED HERewith AND SUBJECT ALSO TO RECORDING OF THIS PLAN AND SAID DECISION IN SOUTH ESSEX REGISTRY OF DEEDS ON OR BEFORE _____

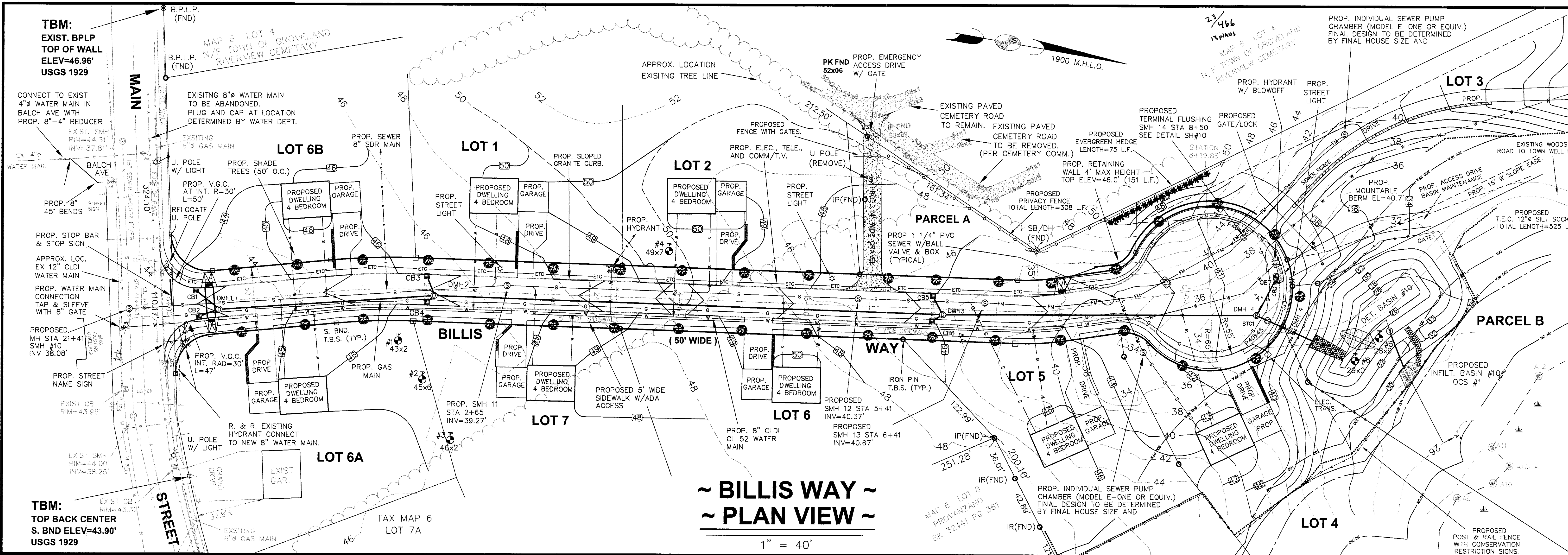
APPROVED _____ SUBJECT TO TERMS AND CONDITIONS STATED IN A "MEMORANDUM OF DECISION" DATED _____ BETWEEN THE GROVELAND PLANNING BOARD, ON BEHALF OF THE TOWN OF GROVELAND AND _____

APPROVED _____ SUBJECT TO TERMS AND CONDITIONS OF A COVENANT DATED _____

ZONING DIMENSIONAL DATA:
 ZONING DISTRICT: (B) BUSINESS
 MINIMUM AREA REQ'D: 30,000 S.F.
 MINIMUM FRONTAGE REQ'D: 150'
 MINIMUM WIDTH REQ'D: 120'
 MINIMUM YARD REQ'D:
 FRONT: 30'
 SIDE: 10'
 REAR: 10'

ZONING DIMENSIONAL DATA:
 ZONING DISTRICT: R-B RES(SINGLE FAMILY)
 MINIMUM AREA REQ'D: 30,000 S.F.
 MINIMUM FRONTAGE REQ'D: 150'
 MINIMUM WIDTH REQ'D: 120'
 MINIMUM YARD REQ'D:
 FRONT: 30'
 SIDE: 15'
 REAR: 15'

PRELIM. PLAN FILED: 10/01/16
 HEARING HELD: 11/7/16 & 12/20/16
 PRELIM. PLAN APPROVED 12/20/16
 DEFINITIVE PLAN FILED: 3-21-17
 HEARING HELD: 4-16-17, 6-20-17, 7-25-17, 9-5-17
 DEFINITIVE PLAN APPROVED 1-23-18



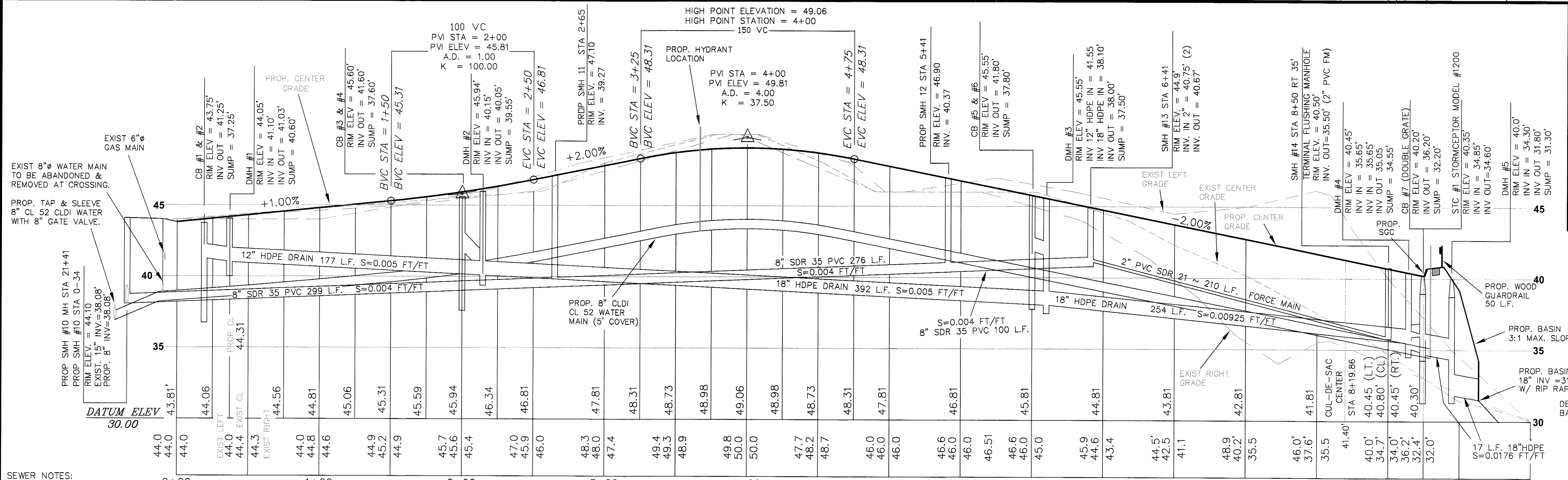
PLAN BOOK 466 PLAN 23
 ESSEX COUNTY REGISTER OF DEEDS, SO. DIST.
 SALISBURY, MASS.
 Received JUNE 21 2018
 Rec'd JL
 Asst. Julio Bonifacio
 Register of Deeds (13 PLANS)

FOR REGISTRY USE ONLY

DEFINITIVE SUBDIVISION PLAN BILLIS WAY

LOCATED IN GROVELAND MASSACHUSETTS
 PREPARED FOR OWNER/APPLICANT
**JAMES BILLIS
 STEVEN BILLIS
 DEBORAH BILLIS**
 157 MAIN STREET
 GROVELAND, MA 01834
 PREPARED BY
**WILLIAM G. HOLT
 PLS,RS,SE**
 83 W. MAIN STREET
 MERRIMAC, MA 01860
 TEL: (978) 346-7873

ASSESSOR'S DATA:
 GROVELAND MAP: MAP 06
 PARCEL: 06 & 07

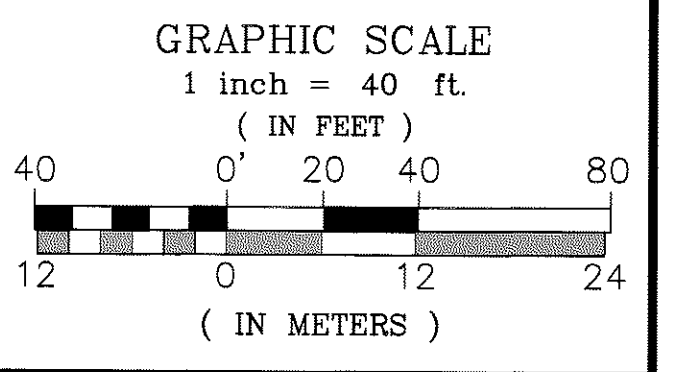


APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED:
 TOWN OF GROVELAND.
 PLANNING BOARD:
James M. Freer
Kelvin Caputo
Rose Chandler
 DATE: 6/18/18

FOR PLANNING BOARD USE ONLY

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

WILLIAM G. HOLT
 No. 39688
 2-12-18
 WILLIAM G. HOLT PLS #39688



SEWER NOTES:

- 1 - PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL HAVE PROTECTED ALL STRUCTURES AND UTILITIES FROM DAMAGE. FURTHER THE CONTRACTOR SHALL HAVE NOTIFIED THE APPROPRIATE UTILITY OWNERS, IN WRITING AND/OR BY CONTACTING "DIG-SAFE" IN ADVANCE OF ANY WORK SUCH THAT THE UTILITY LOCATIONS CAN BE MARKED ON THE GROUND, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CLAIM ARISING FROM HIS FAILURE TO SO NOTIFY ALL UTILITY OWNERS.
- 2 - THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE SHOWN BASED UPON PLAN AND RECORDS OBTAINED FROM VARIOUS UTILITY COMPANIES AND TOWN DEPT. WGH LAND SURVEY AND DESIGN (WGH) DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS OF EXISTING UTILITIES SHOWN HEREON, NOR DOES WGH GUARANTEE THAT ALL EXISTING UTILITIES ARE SHOWN.
- 3 - THE PROPOSED WATER MAIN AND SERVICE LINES, SHALL BE ENCASED IN CONCRETE WHEN WITHIN 10 FEET OF SEWER LINES, WHEN CROSSING BENEATH SEWER LINES AND WHEN PASSING ABOVE SEWER LINES WITH LESS THAN 18" OF VERTICAL SEPARATION.
- 4 - ALL PROPOSED WATER SERVICES SHALL BE 1" COPPER WATER LINE AND SHALL BE CONNECTED TO THE PROPOSED WATER MAIN WITH A 1" CORPORATION STOP AND A 1" CURB BOX AT THE RIGHT OF WAY LINE.
- 5 ALL PROPOSED SEWER SERVICE LINES SHALL BE CAPPED AT THE FRONT LOT LINES. SERVICES SHALL BE LAID WITH A MINIMUM SLOPE OF 0.02 FT/FT AND A MAXIMUM OF 0.10 FT/FT.

**~ BILLIS WAY ~
~ PROFILE ~**

1" = 40'

APPROVED _____ SUBJECT TO TERMS AND CONDITIONS STATED IN A "MEMORANDUM OF DECISION" DATED _____ BETWEEN THE GROVELAND PLANNING BOARD, ON BEHALF OF THE TOWN OF GROVELAND AND _____

A COPY OF WHICH DECISION IS RECORDED HERewith AND SUBJECT ALSO TO RECORDING OF THIS PLAN AND SAID DECISION IN SOUTH ESSEX REGISTRY OF DEEDS ON OR BEFORE _____

APPROVED _____ SUBJECT TO TERMS AND CONDITIONS OF A COVENANT DATED _____

GROVELAND TOWN CLERK:
 I HEREBY CERTIFY THAT NO APPEAL HAS BEEN FILED WITHIN THE 20 DAYS AS PRESCRIBED BY M.G.L. CHAPTER 41, SECTION 81 B-B.

TOWN CLERK _____ DATE _____

PRELIM. PLAN FILED: 10/01/16
 HEARING HELD: 11/7/16 & 12/20/16
 PRELIM. PLAN APPROVED: 12/20/16
 DEFINITIVE PLAN FILED: 3-21-17
 HEARING HELD: 4-16-17, 6-20-17, 7-25-17, 9-5-17
 DEFINITIVE PLAN APPROVED: 1-23-18

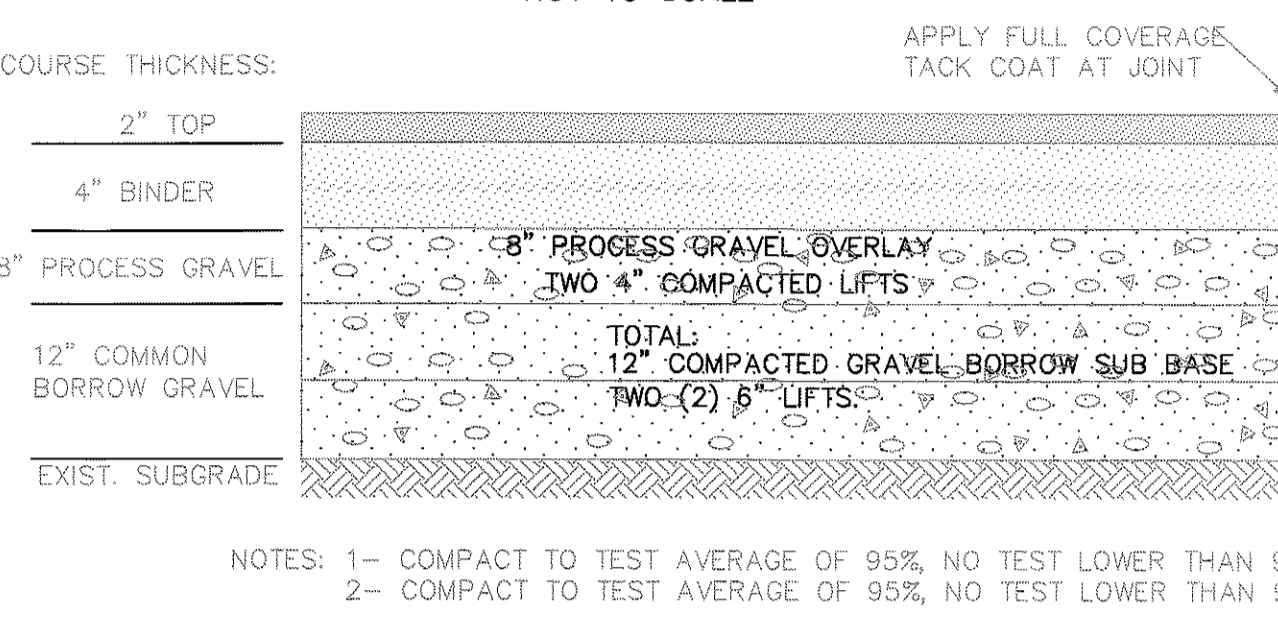
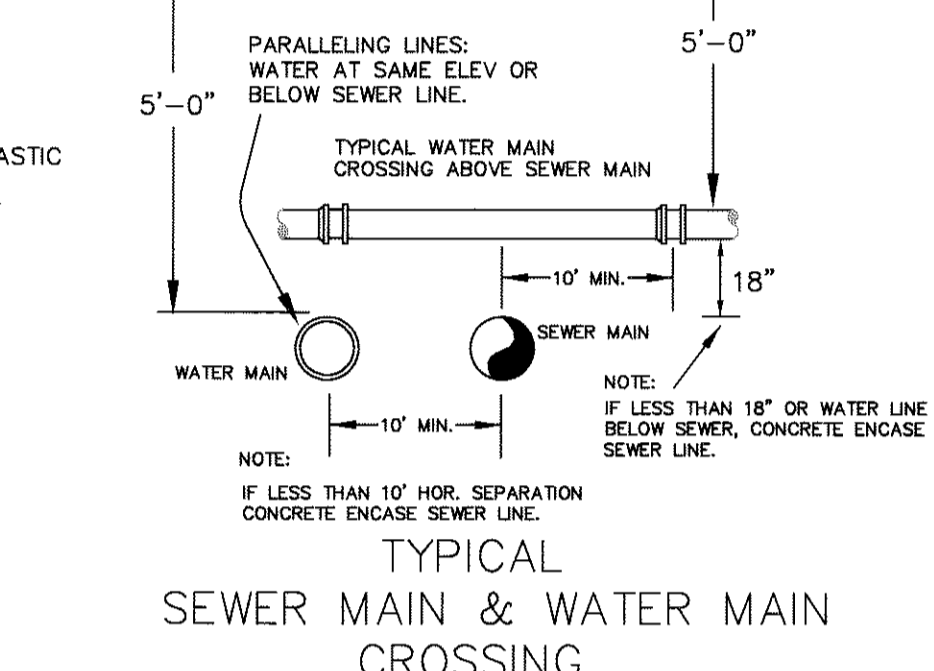
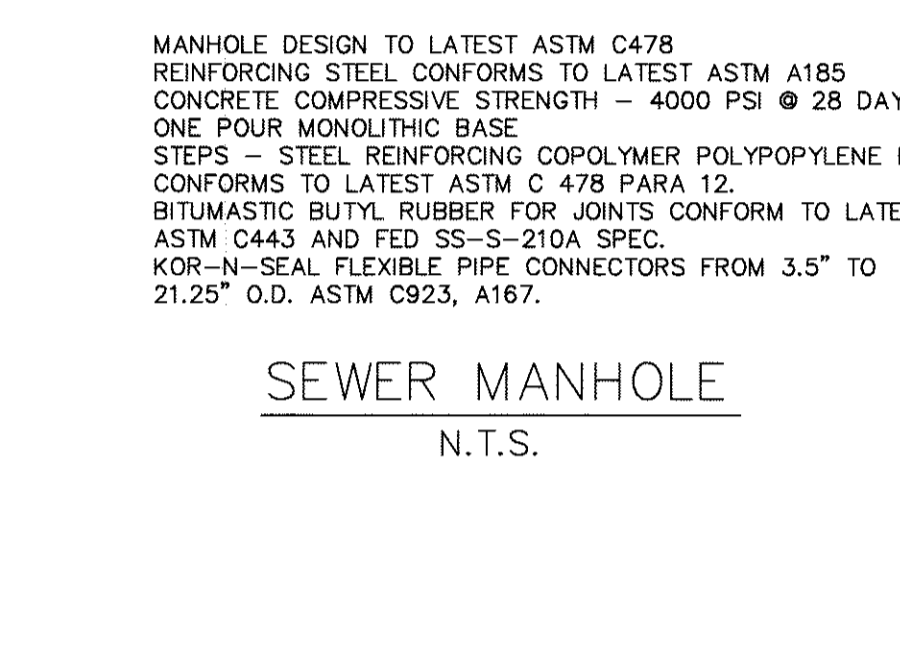
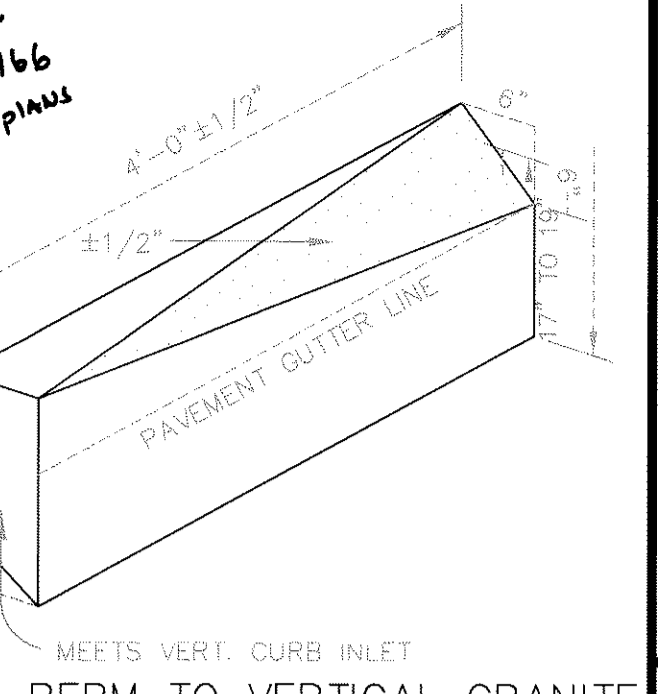
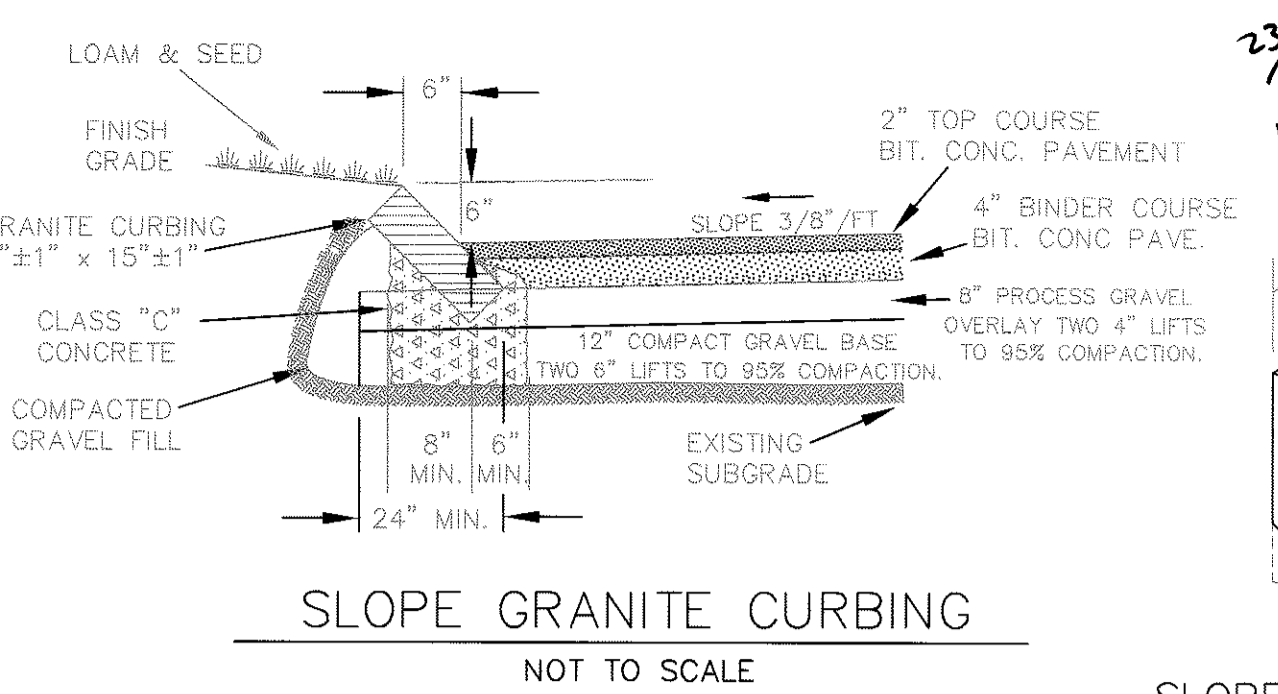
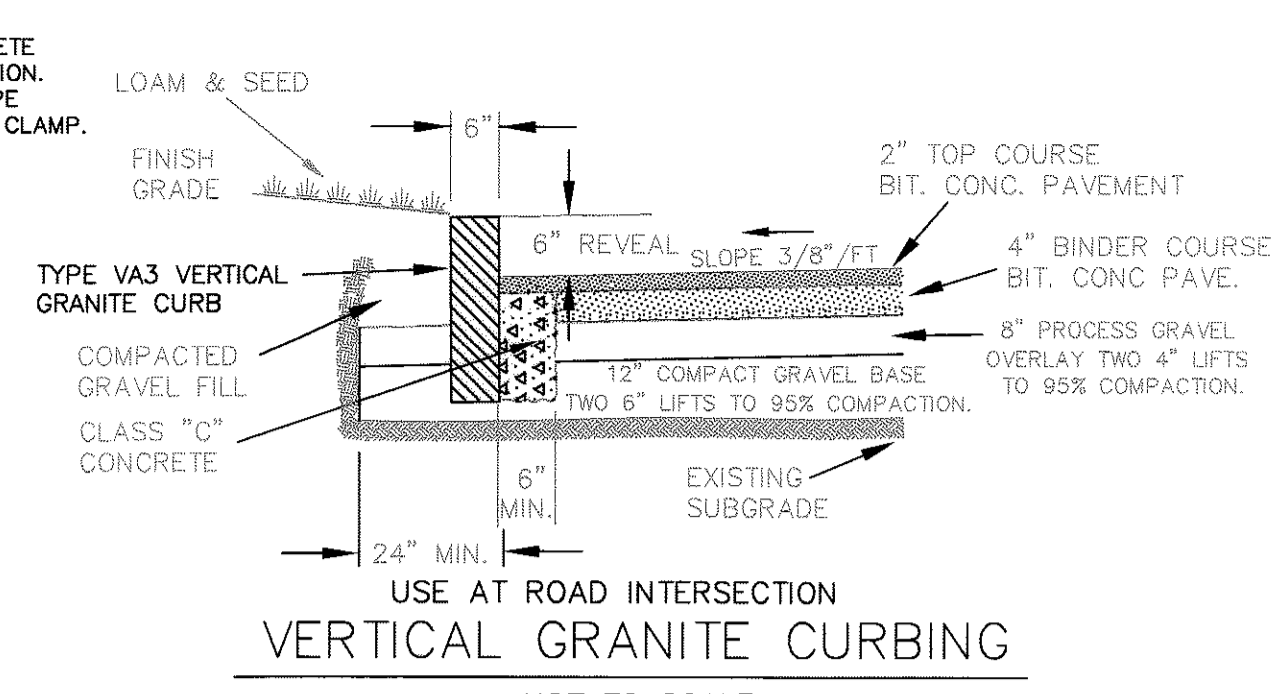
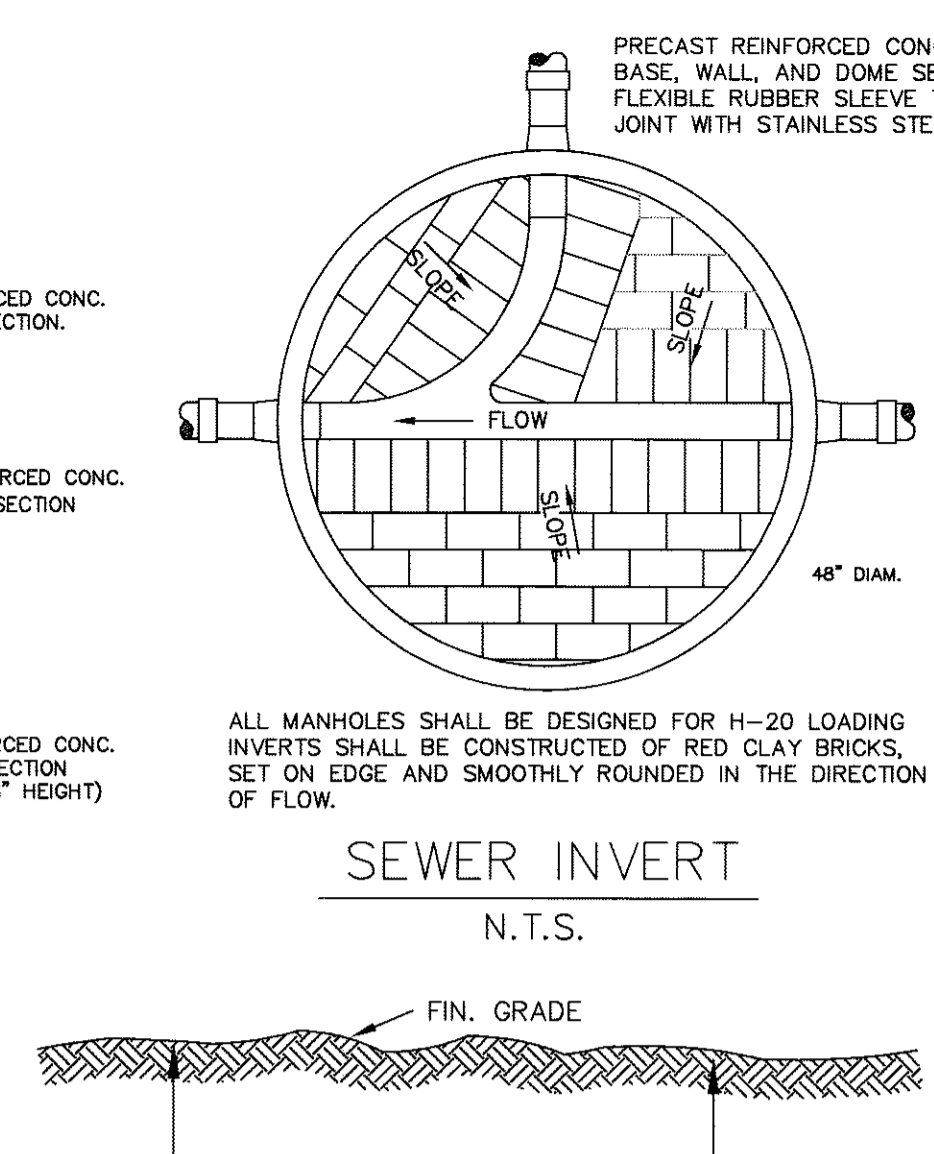
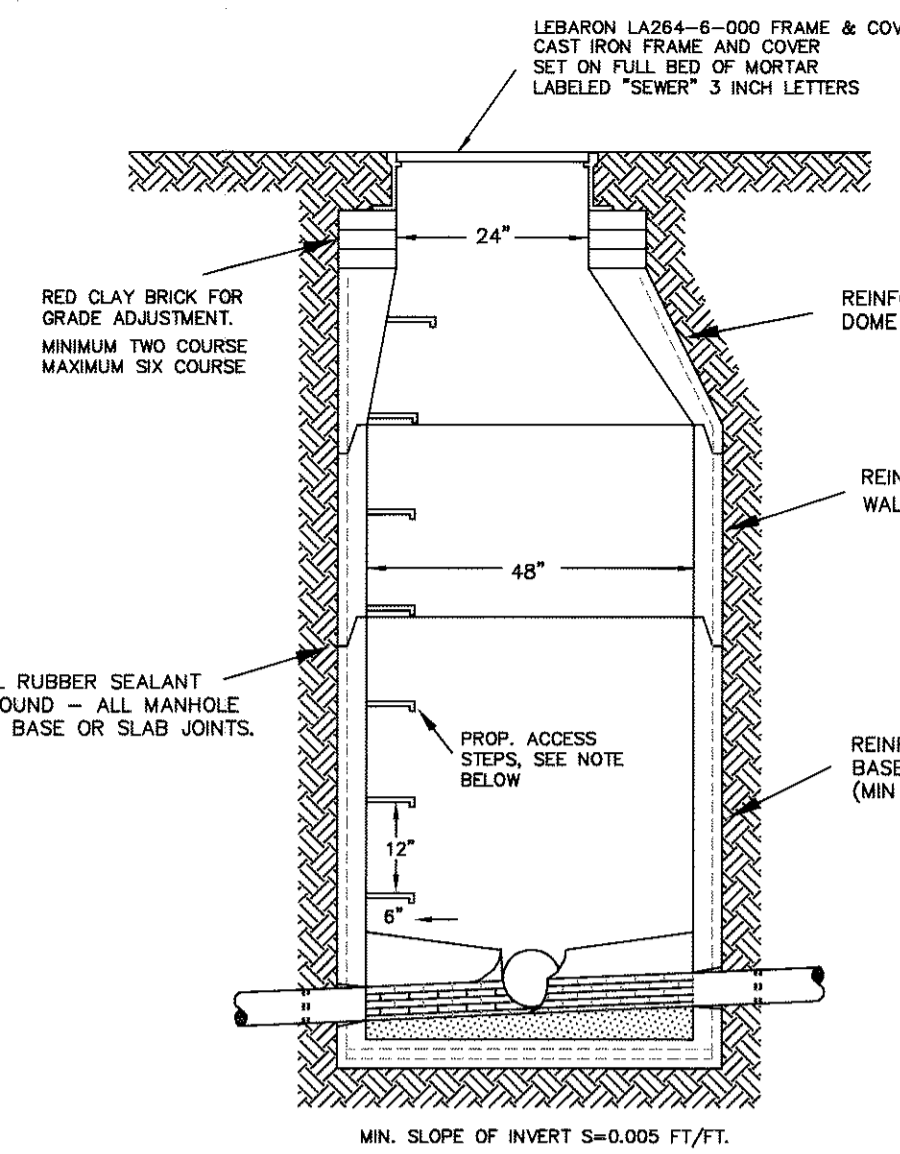
SHEET TITLE:
**ROADWAY PROFILE
 BILLIS WAY**

DRAWN: SEH, WGH
 DESIGNED: WGH, TDB
 CHECKED: WGH, TDB
 DATE: 17-MAR-2017
 CAD FILE: WGH/BW-16/BW_SH6_PRE
 JOB No. #16-051-PB_PS

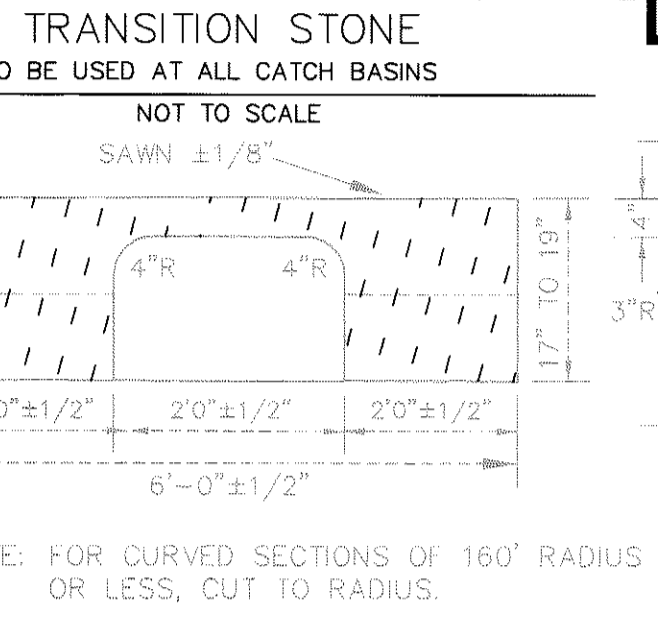
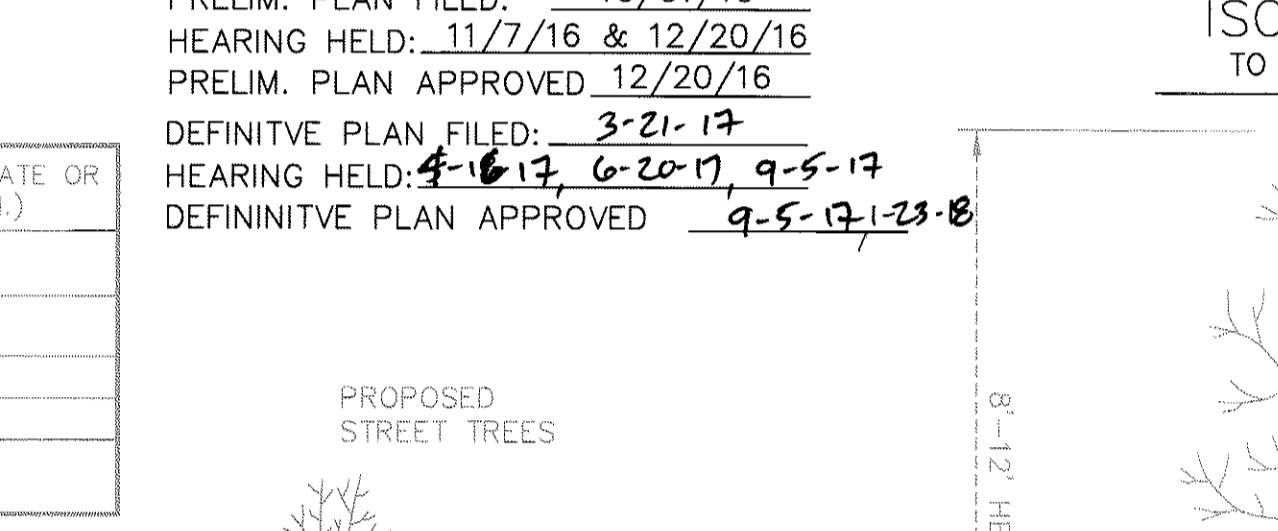
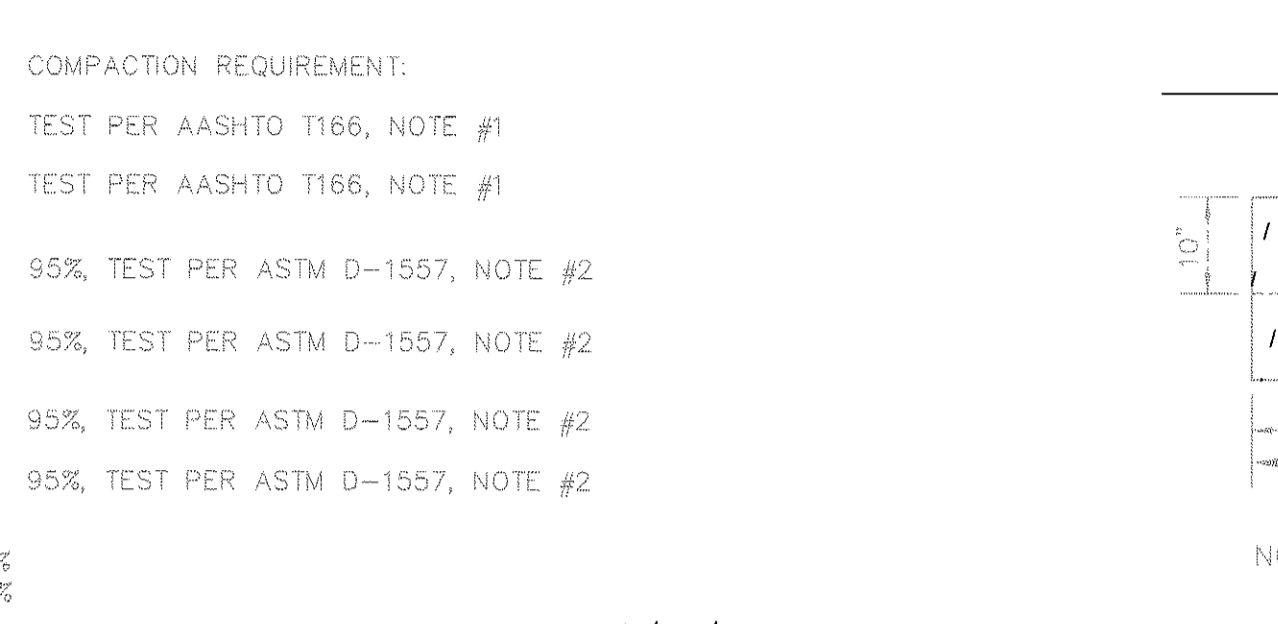
REVISION: BY

8-AUG-17	WGH	TB
29-AUG-17	WGH	TB
16-OCT-17	WGH	TB
12-20-17	WGH	TB

SHEET No. **8 OF 13**



MATERIAL	SPECIFICATION	MAXIMUM AGGREGATE OR PARTICLE SIZE (IN.)
TOP - BIT. CONCRETE	MHD M3.11.03 CLASS 1, TYPE 1-1	1/2
BINDER - BIT. CONCRETE	MHD M3.11.03 CLASS 1, TYPE 1-1	1
PROCESS GRAVEL OVERLAY	MHD M1.03.1 TYPE B	2
SUBBASE - GRAVEL BORR.	MHD M1.03.0 TYPE B	2
UNSUITABLE SUBGRADE	MHD M1.01.0	12
ORDINARY BORROW		



APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED:
TOWN OF GROVELAND.
PLANNING BOARD:

James M. Freer
Lisa Chandler

DATE: 6/19/18

PLAN BOOK 466 PLAN 23
ESSEX REGISTER OF DEEDS, SO. DIST.
SALEM, MASS.
JUNE 21 2018

Received with Rec'd
Abstract
Register of Deeds
(13 PLANS)

FOR REGISTRY USE ONLY

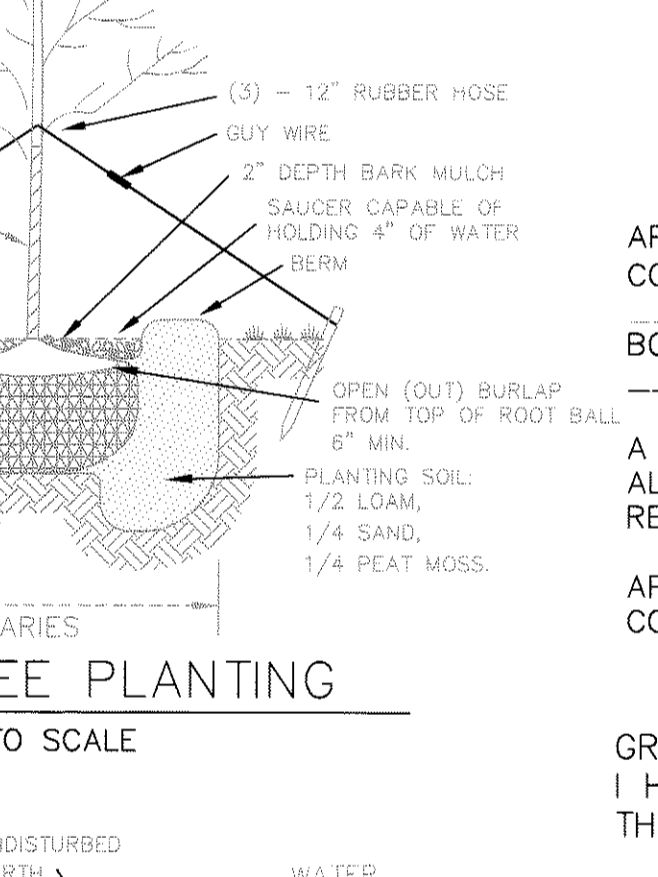
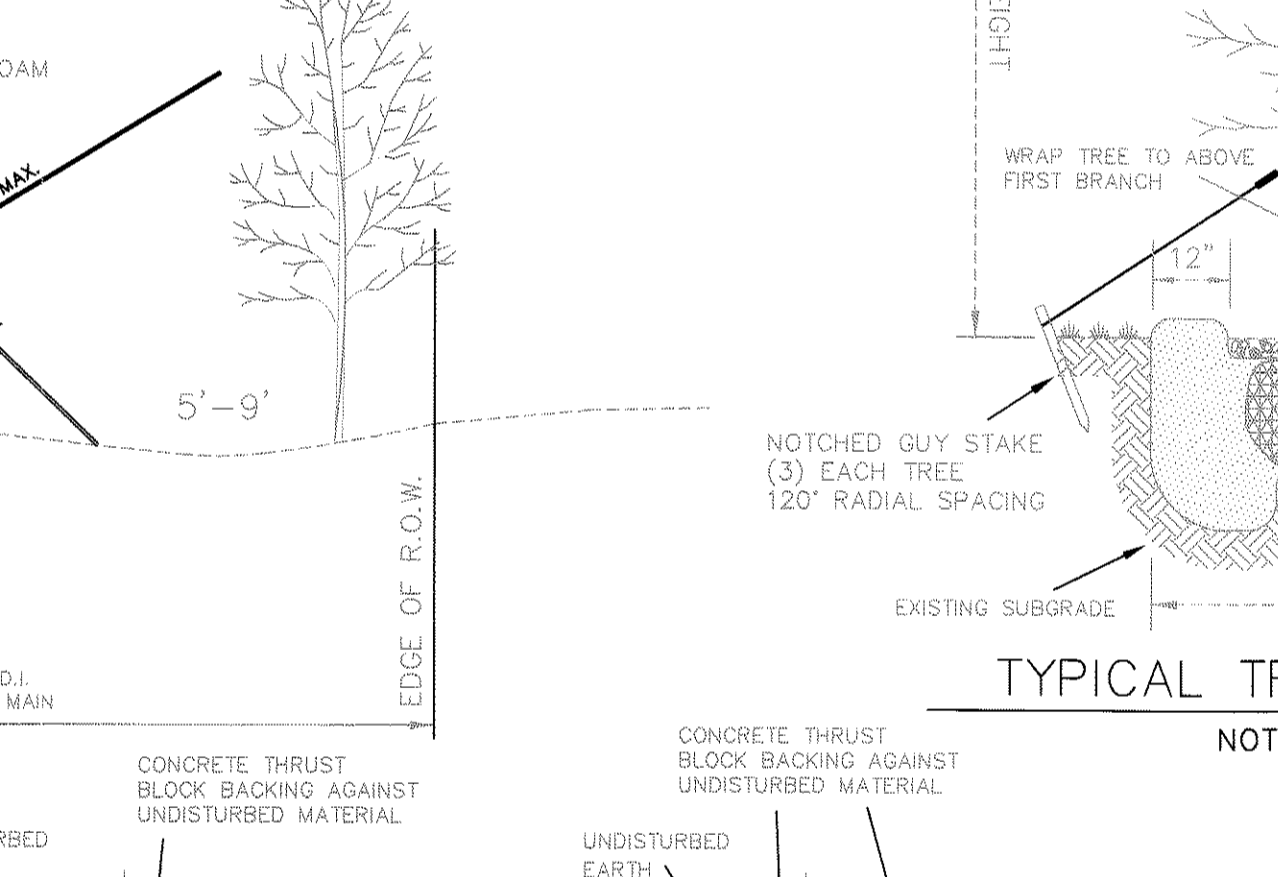
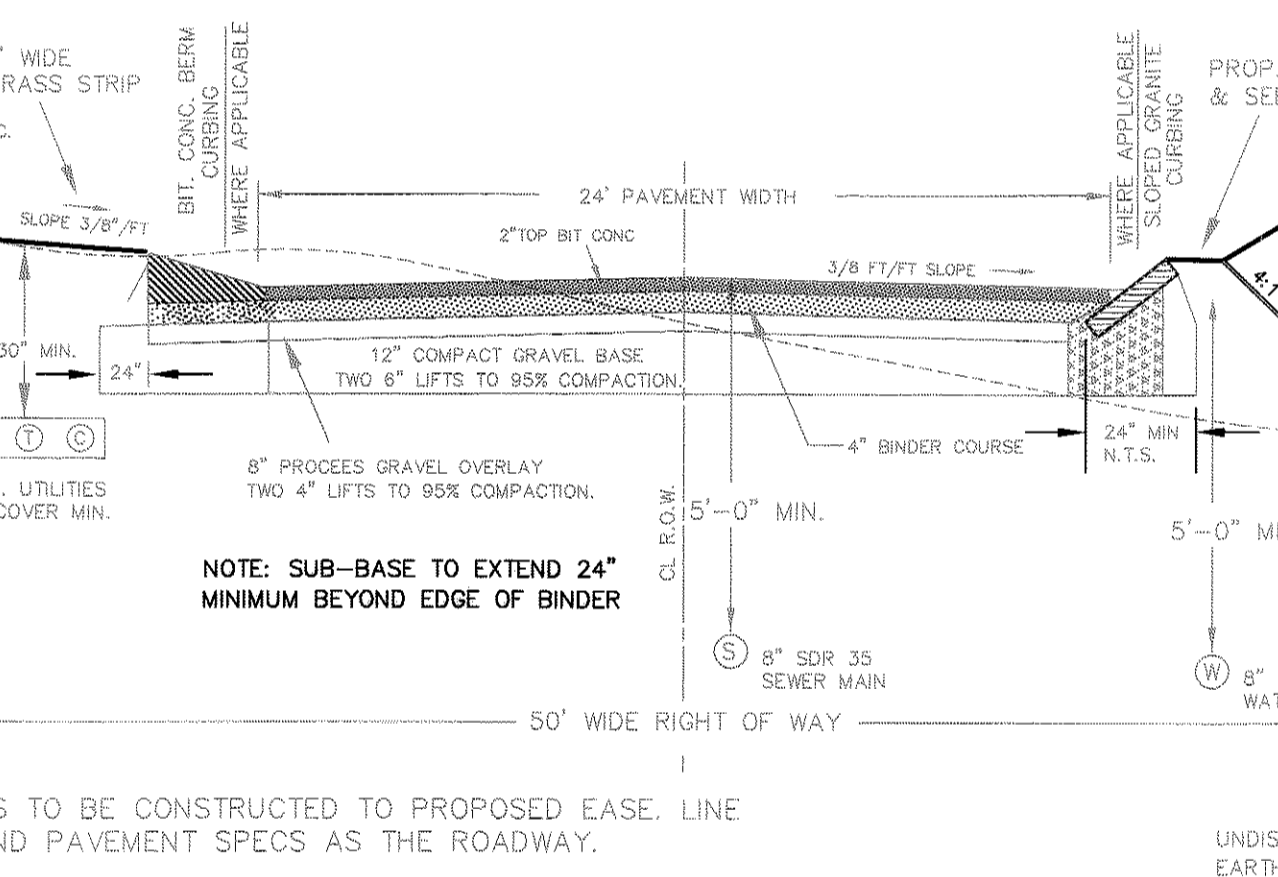
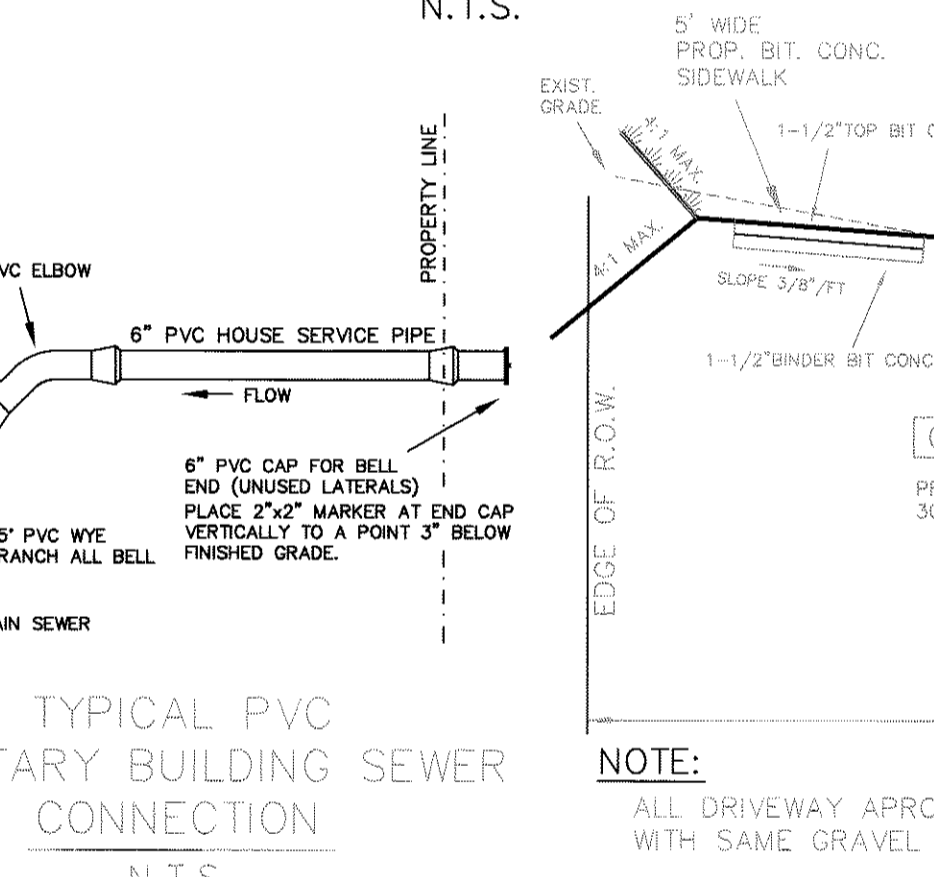
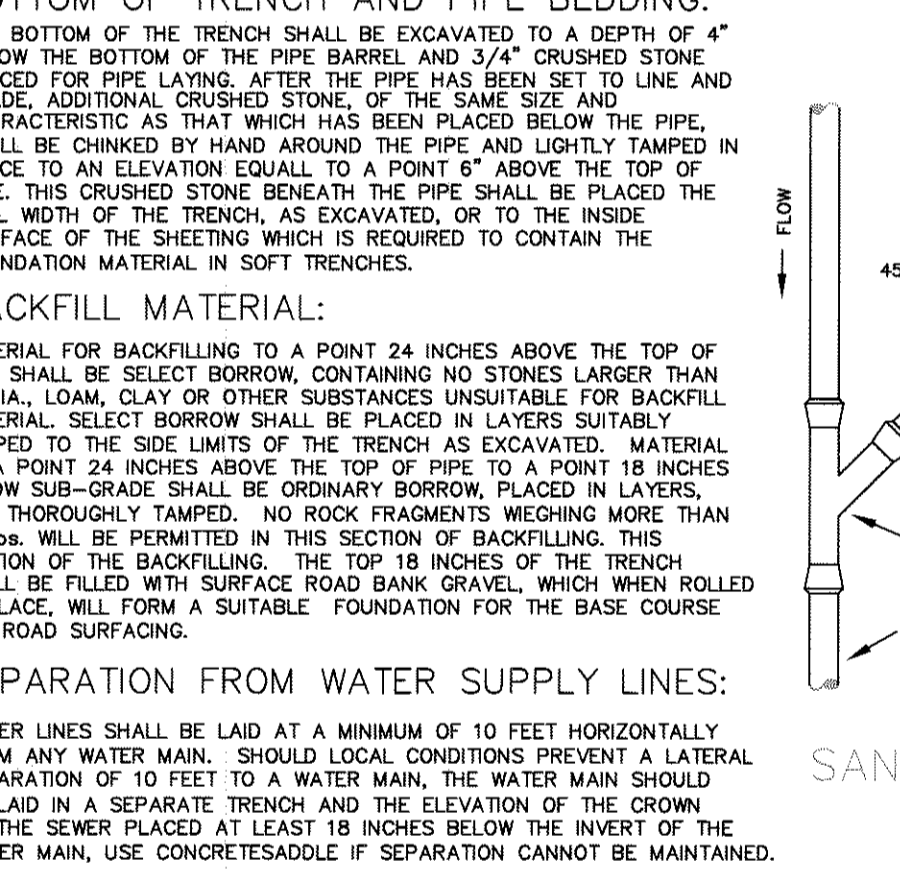
APPROVED SUBJECT TO TERMS AND CONDITIONS STATED IN A "MEMORANDUM OF DECISION" DATED BETWEEN THE GROVELAND PLANNING BOARD, ON BEHALF OF THE TOWN OF GROVELAND AND

A COPY OF WHICH DECISION IS RECORDED HERewith AND SUBJECT ALSO TO RECORDING OF THIS PLAN AND SAID DECISION IN SOUTH ESSEX REGISTRY OF DEEDS ON OR BEFORE

APPROVED SUBJECT TO TERMS AND CONDITIONS OF A COVENANT DATED GROVELAND PLANNING BOARD.

GROVELAND TOWN CLERK:
I HEREBY CERTIFY THAT NO APPEAL HAS BEEN FILED WITHIN THE 20 DAYS AS PRESCRIBED BY M.G.L. CHAPTER 41, SECTION 81 B-B.

TOWN CLERK DATE



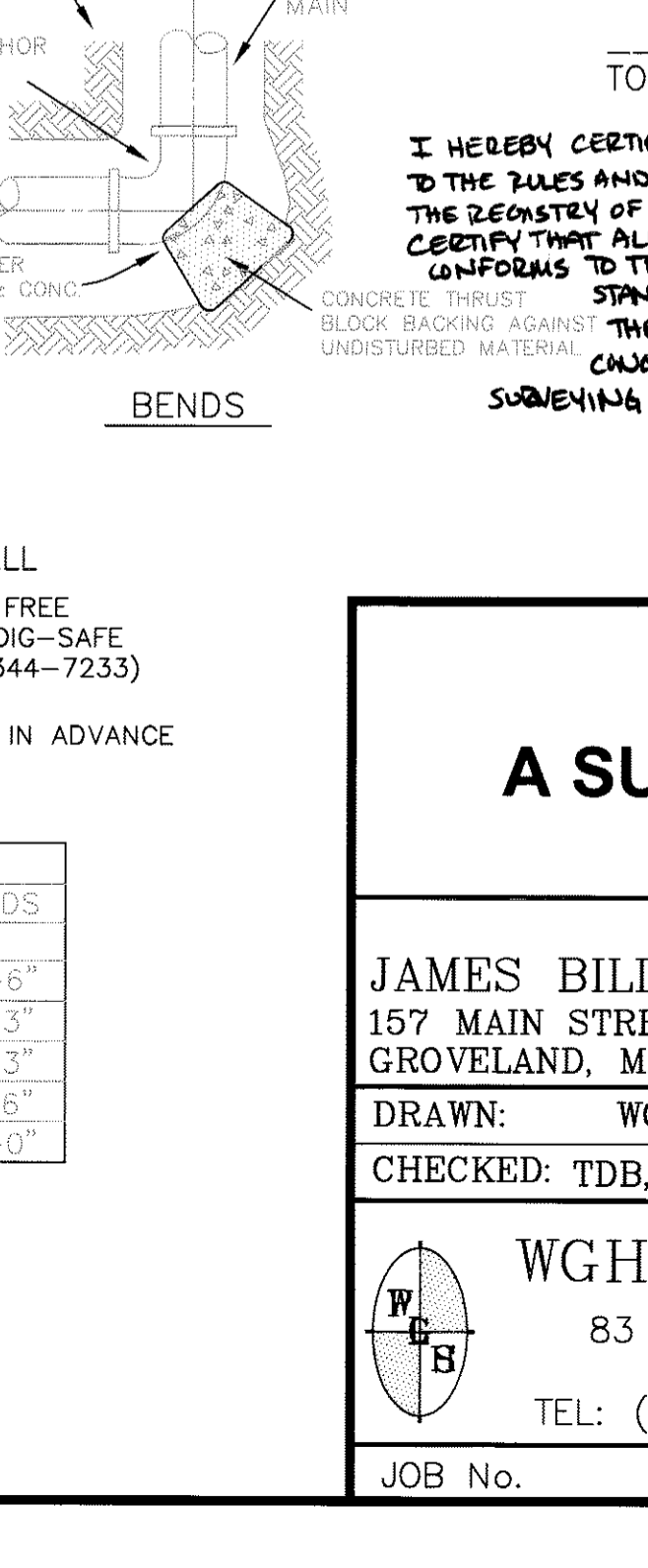
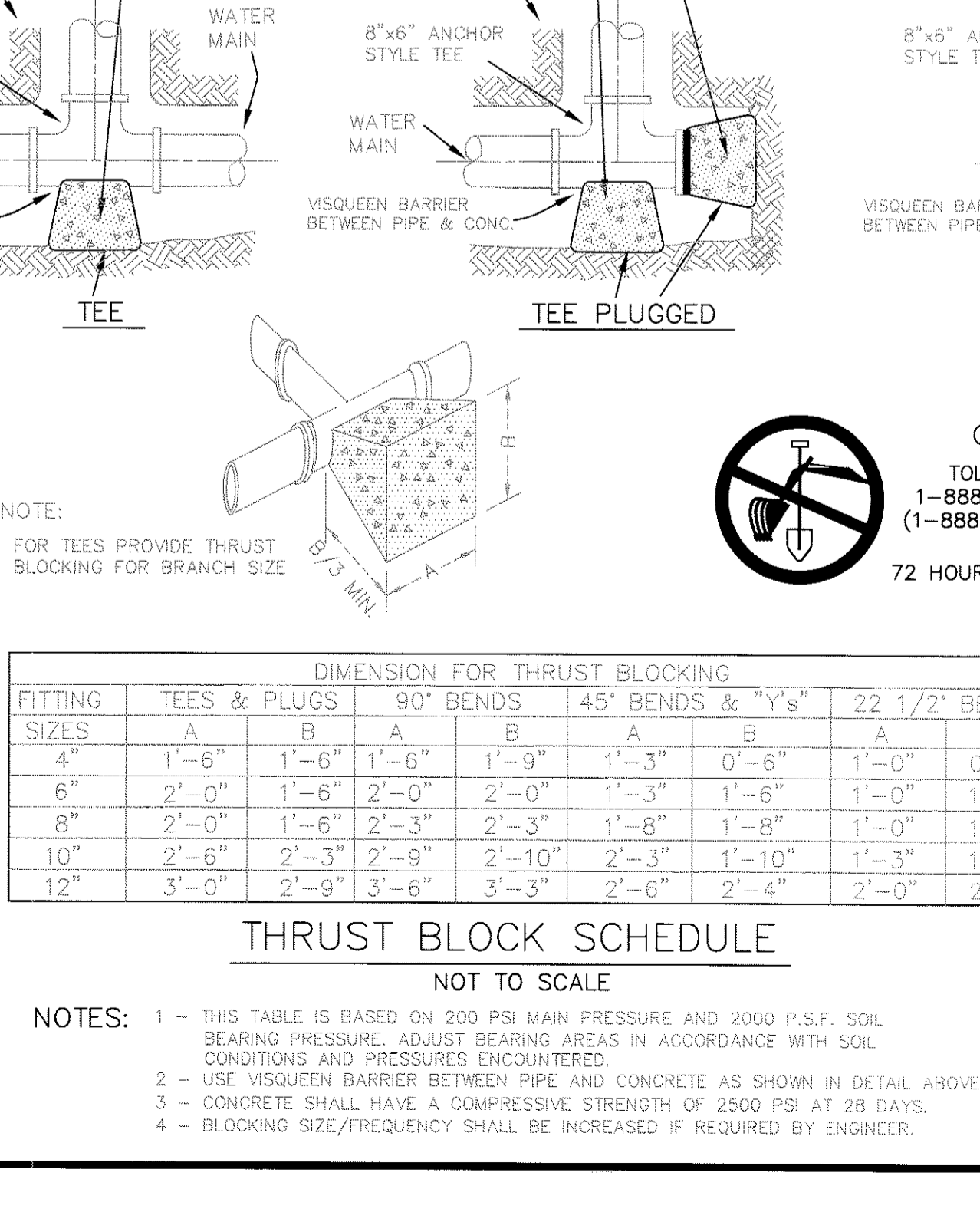
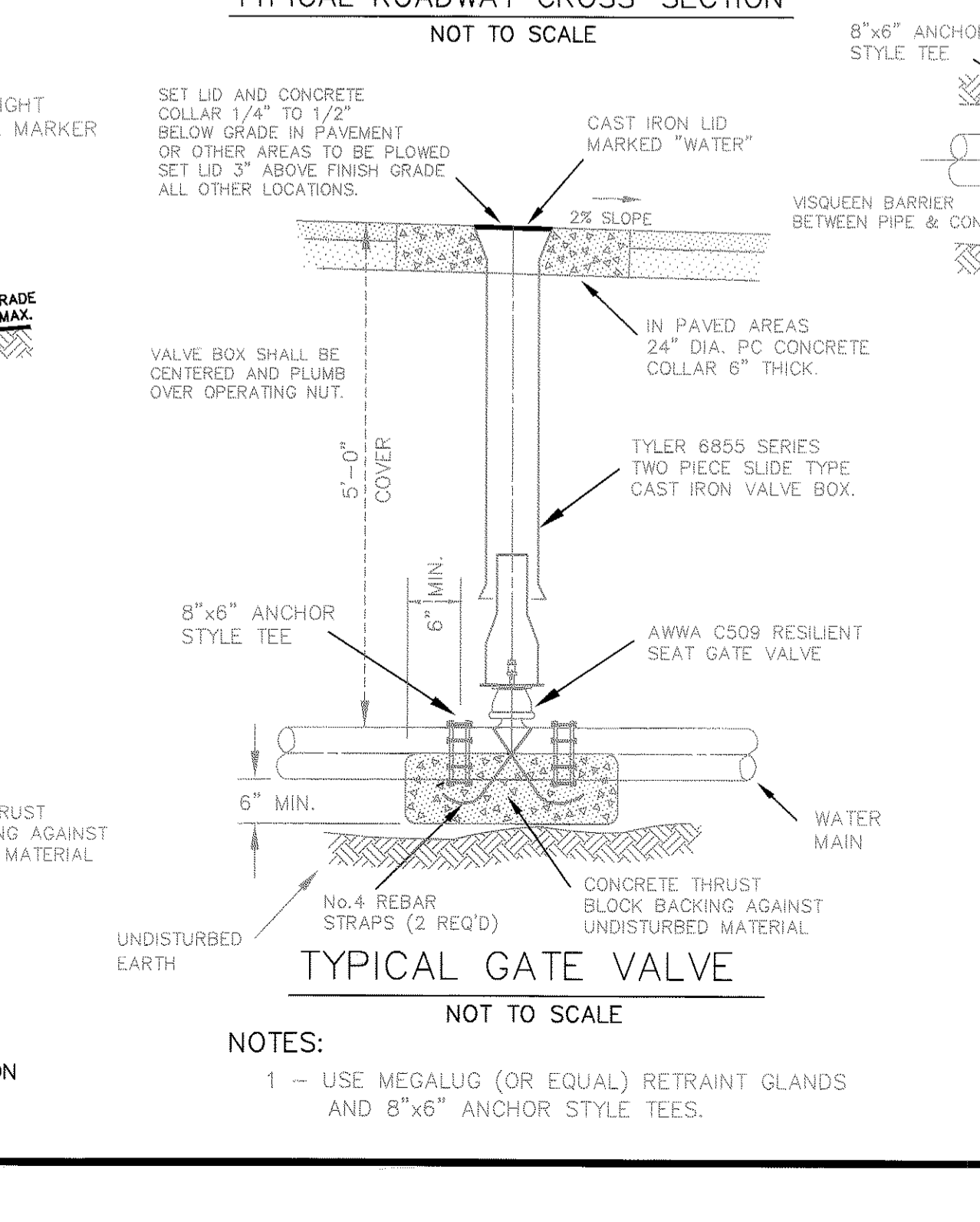
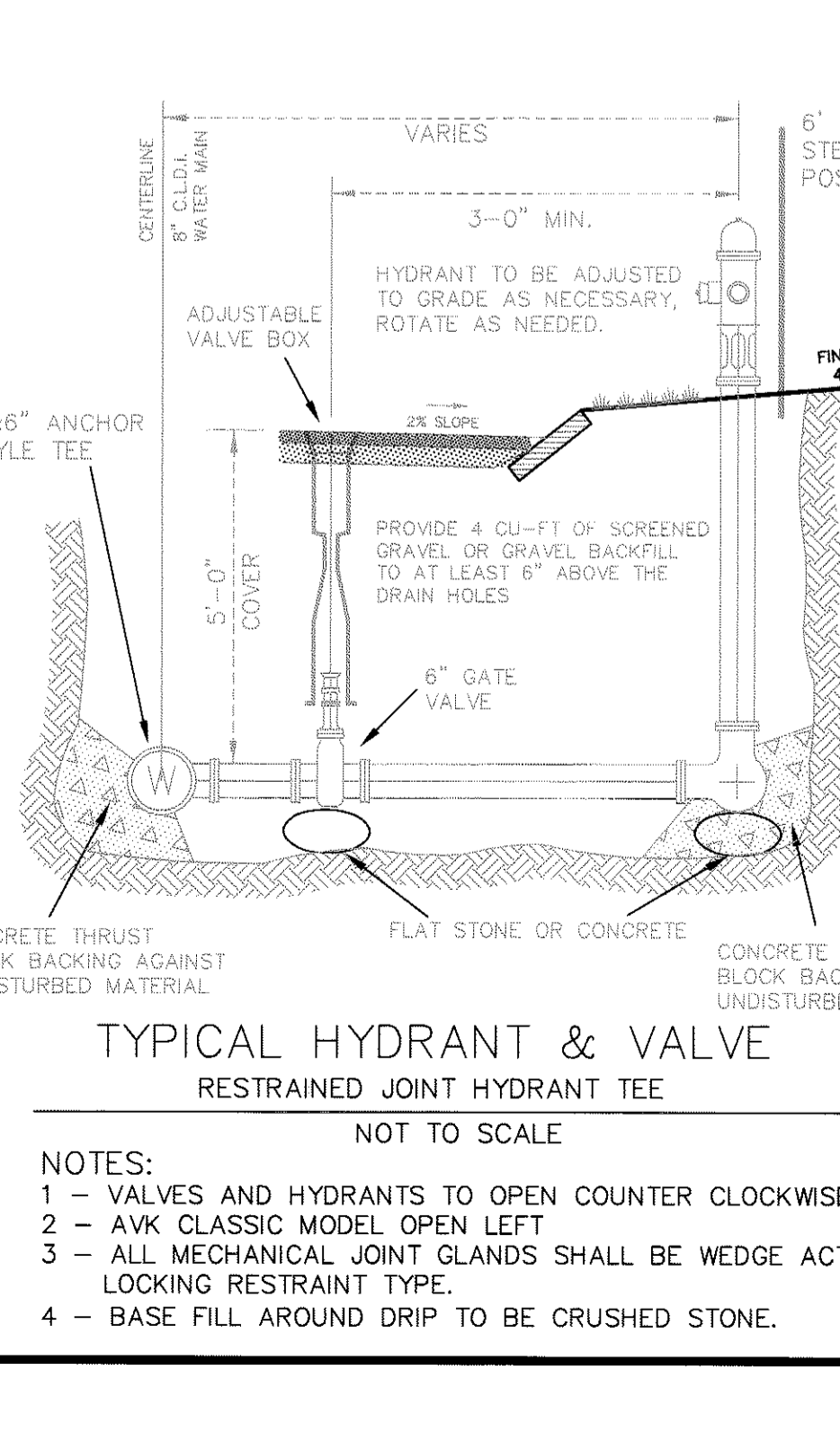
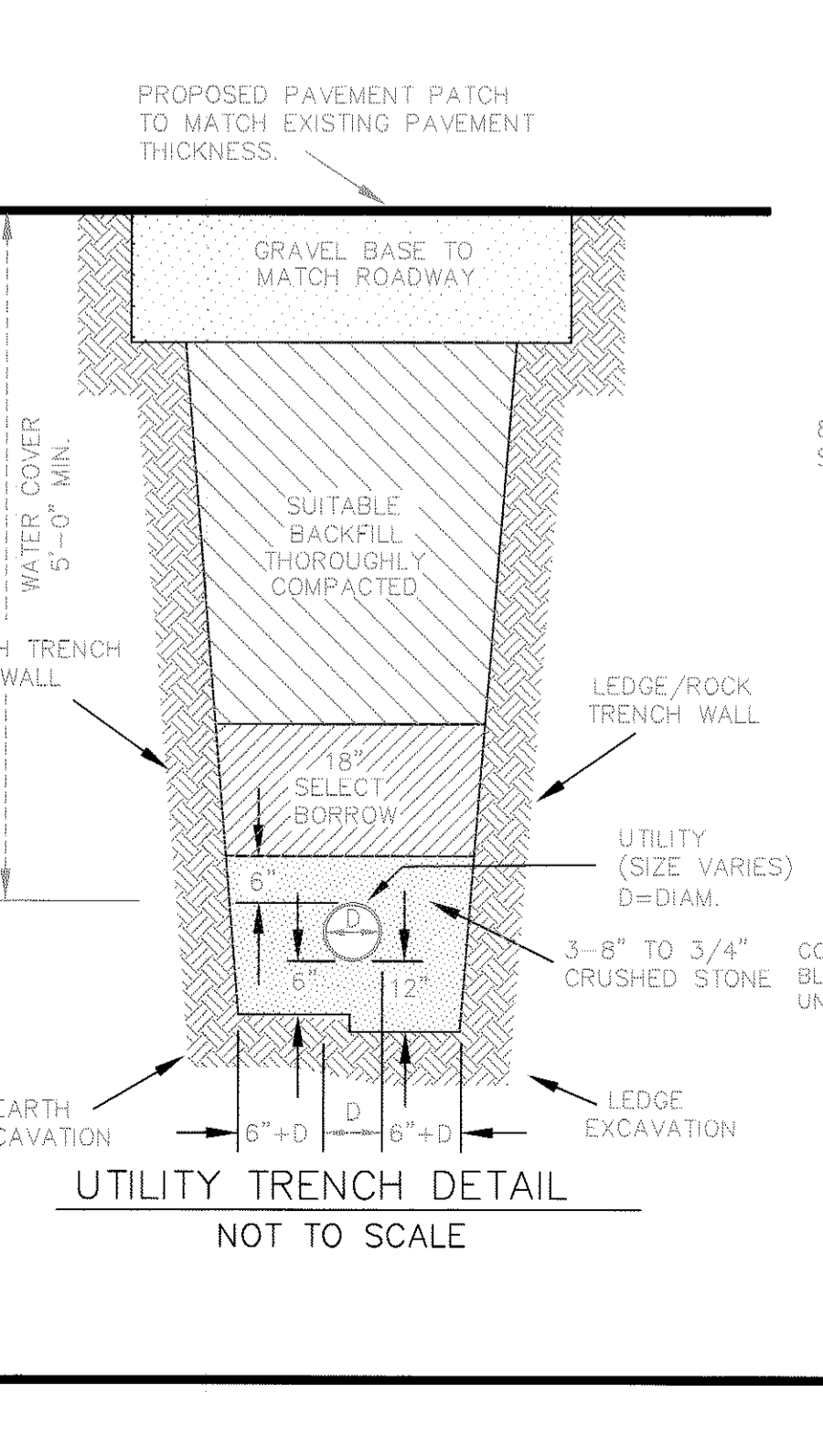
I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS. I FURTHER CERTIFY THAT ALL SURVEYING CONFORMS TO THE TECHNICAL STANDARDS OF THE AMERICAN COUNCIL ON SURVEYING AND MAPPING.

WILLIAM G. HOLT
No. 39688
REGISTERED PROFESSIONAL SURVEYOR

THAD D. BERRY
No. 41259
CIVIL ENGINEER

2-12-18
11-2-17

WILLIAM G. HOLT, PLS THAD D. BERRY, PE



BILLIS WAY
A SUBDIVISION IN GROVELAND, MASS.
DEFINITIVE SUBDIVISION PLAN

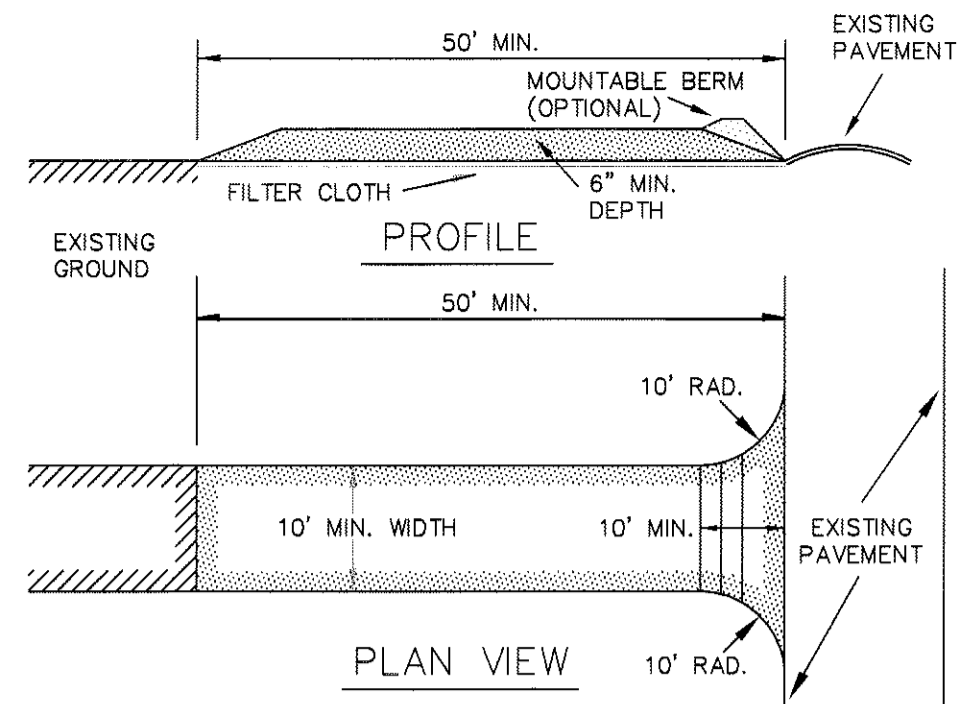
APPLICANT
JAMES BILLIS
157 MAIN STREET
GROVELAND, MA 01834

CONSTRUCTION DETAILS

DRAWN: WGH DESIGNED: WGH, TDB
CHECKED: TDB, WGH DATE: 17-MAR-2017 SCALE: AS NOTED SHEET No. 9 of 13

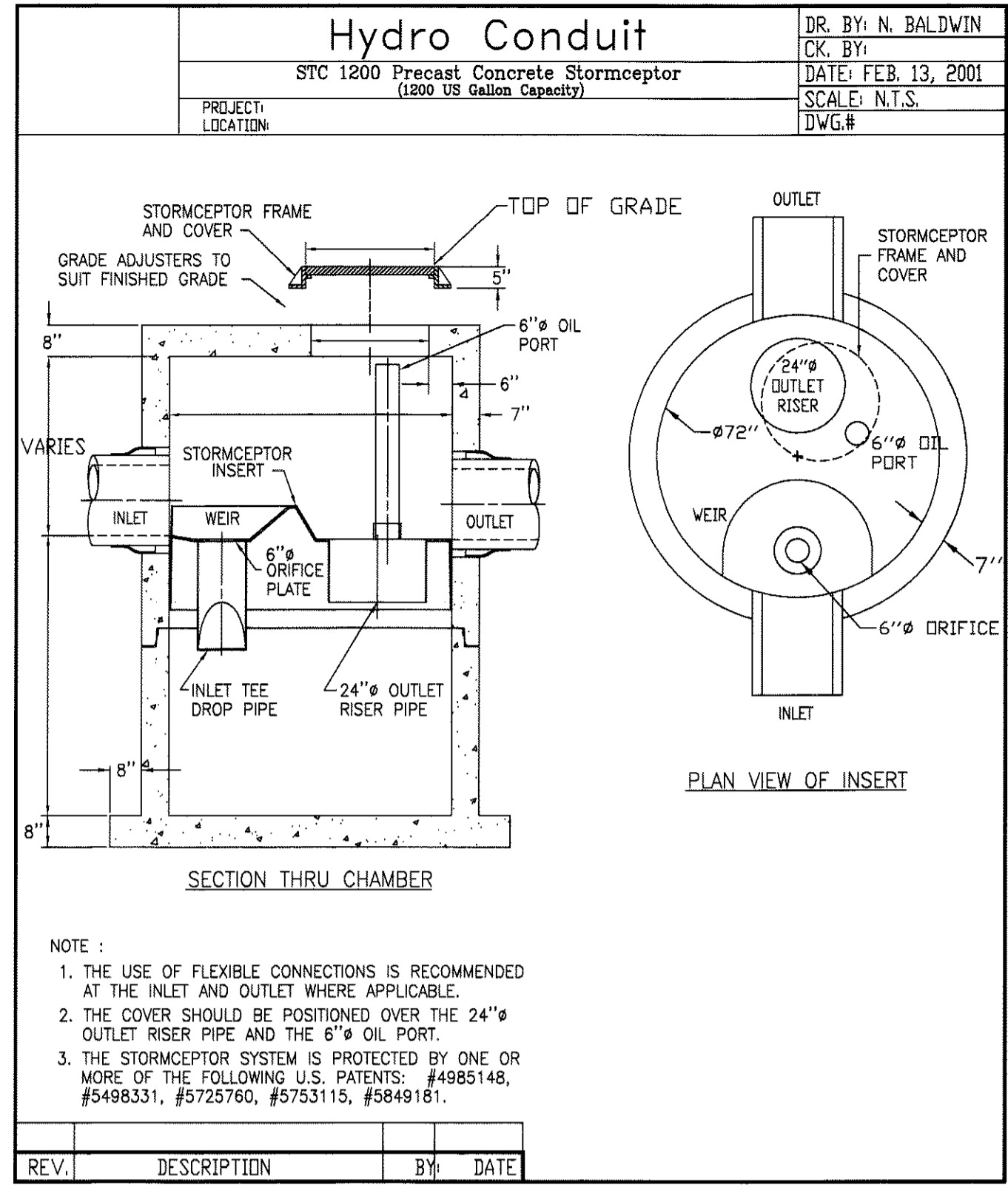
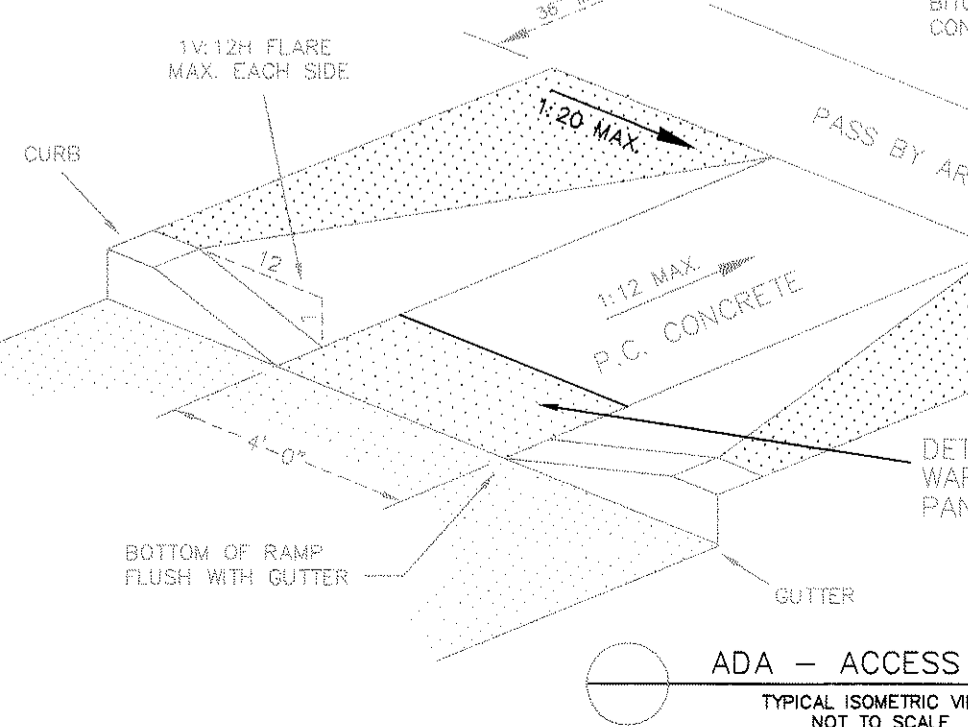
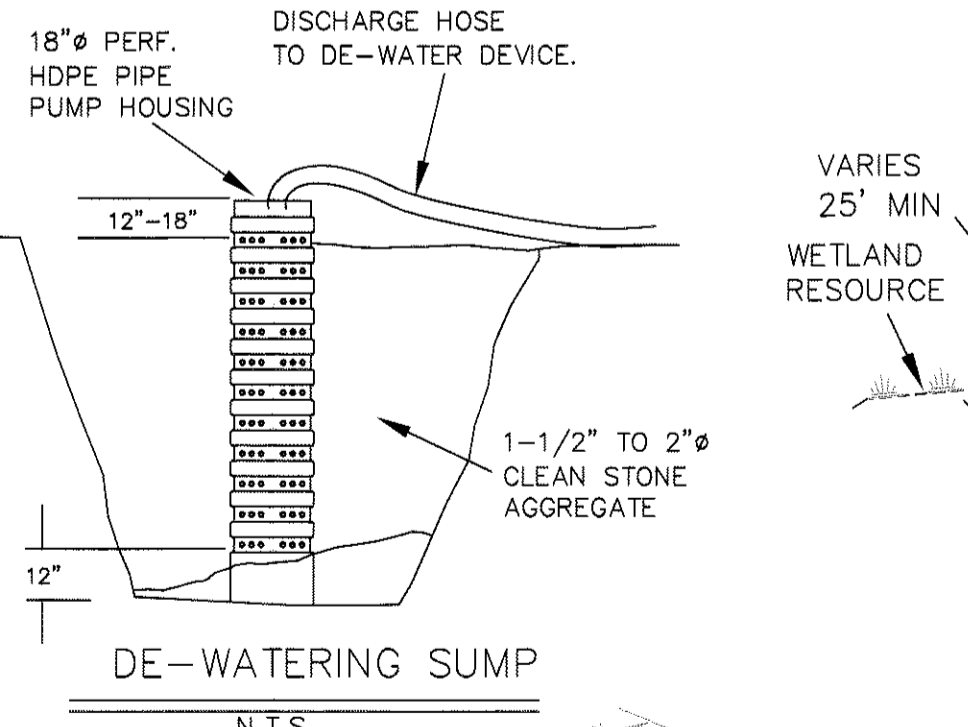
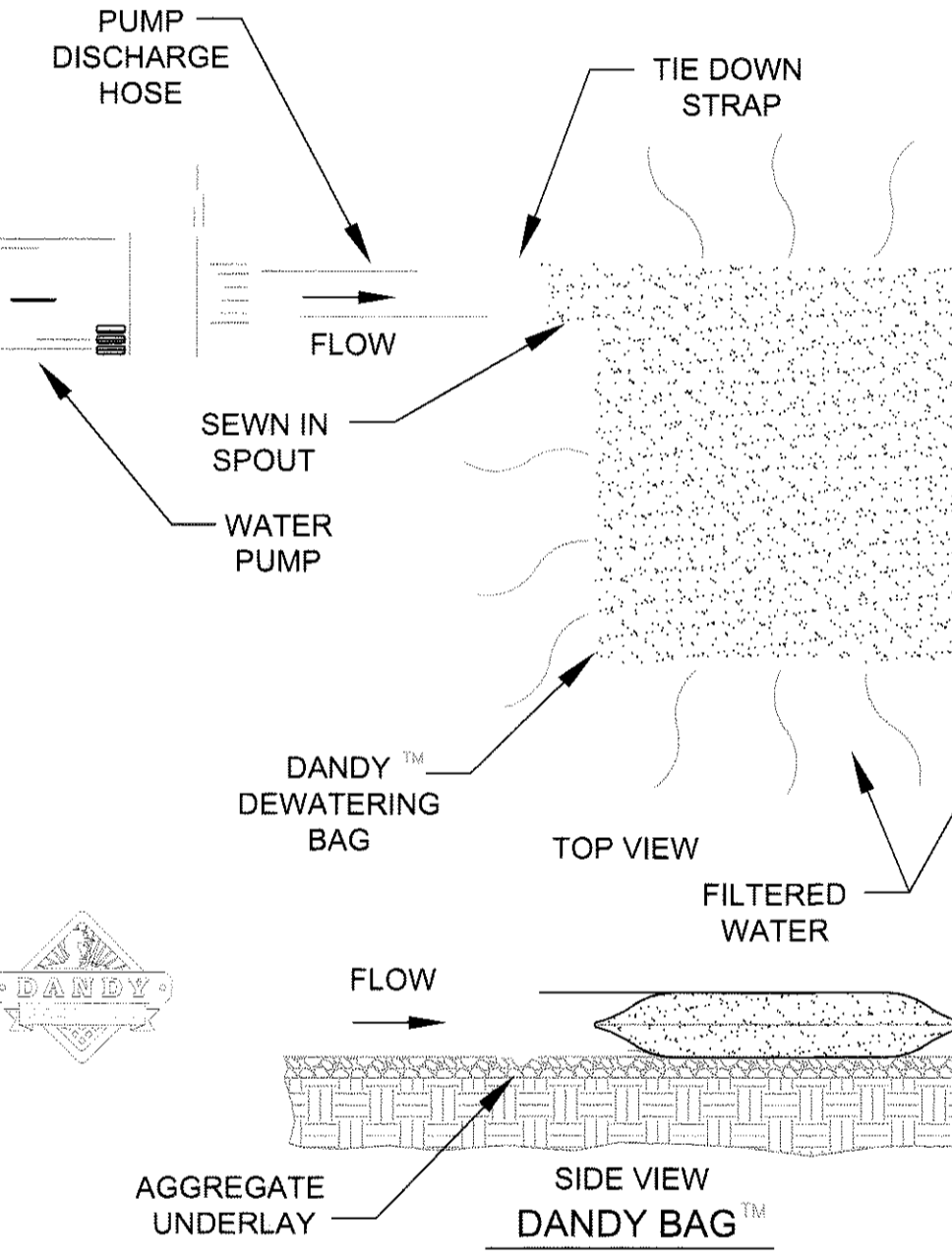
WGH LAND SURVEY & DESIGN
83 WEST MAIN STREET MERRIMAC, MA 01860
E-MAIL: billgholt@aol.com
TEL: (978) 346-7873 CELL: (978) 257-4576

REVISION: BY
8-AUG-17 WGH/TDB
29-AUG-17 WGH/TDB
14-SEPT-17 WH/TB
16-OCT-17 WH/TB

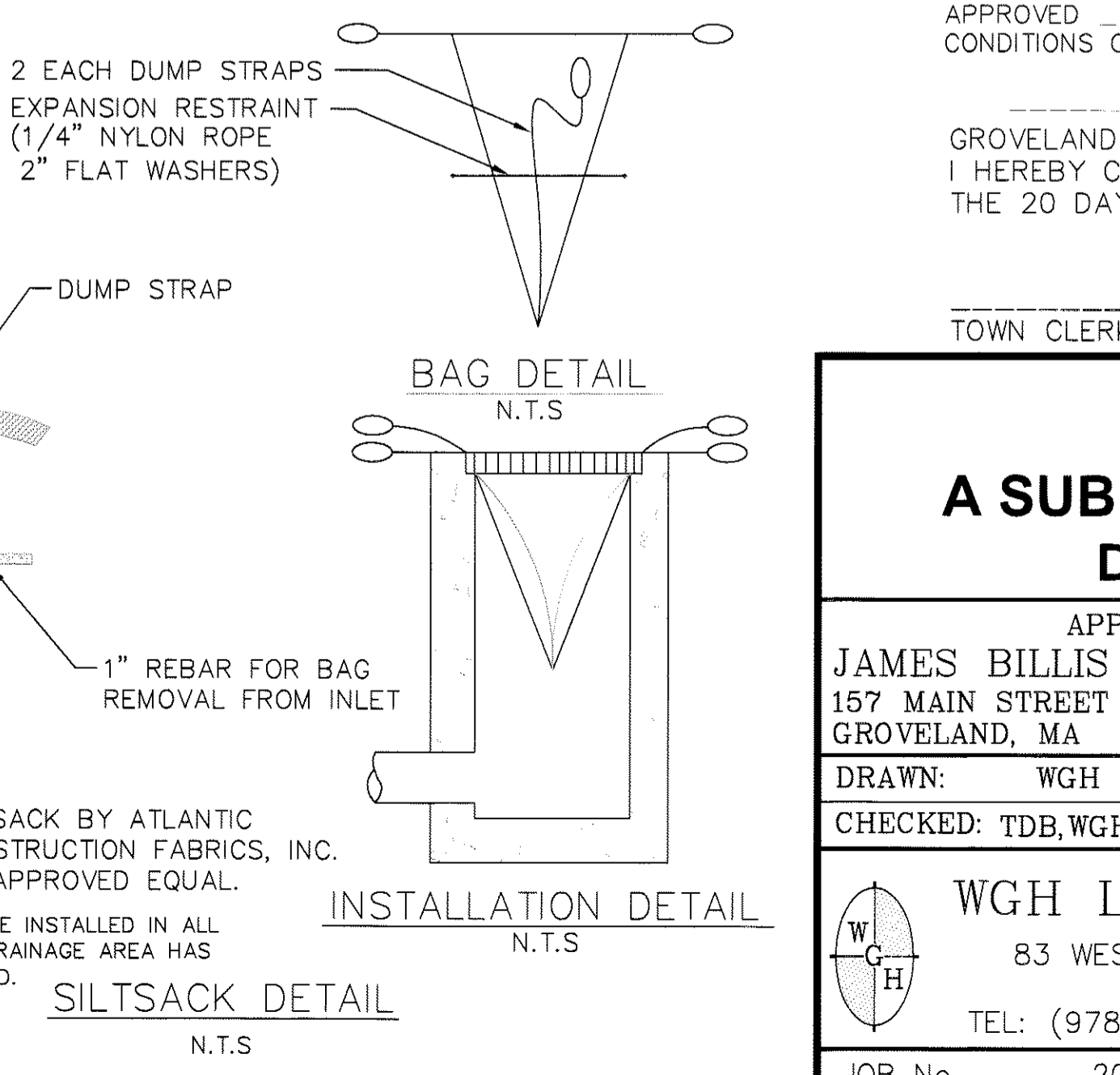
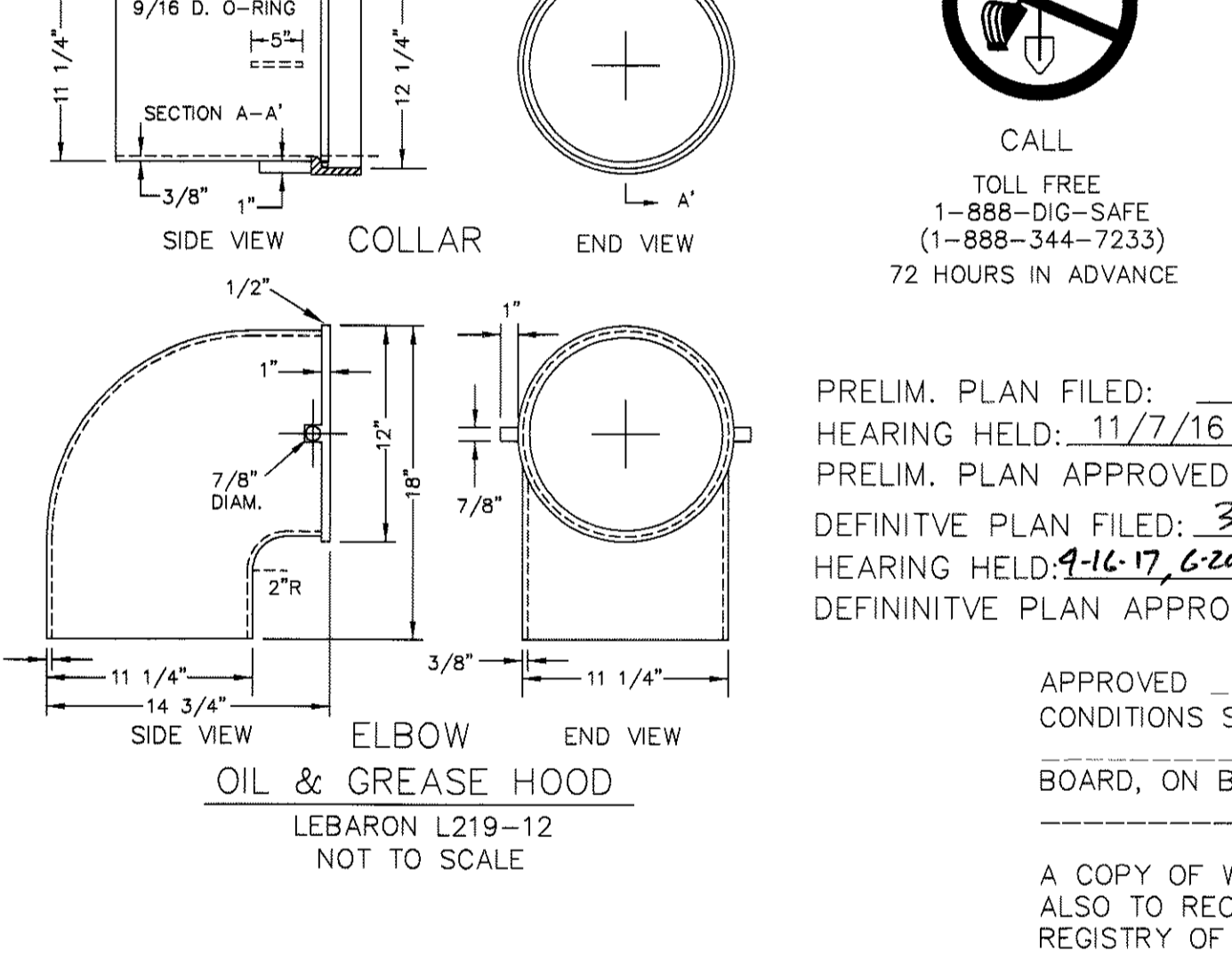
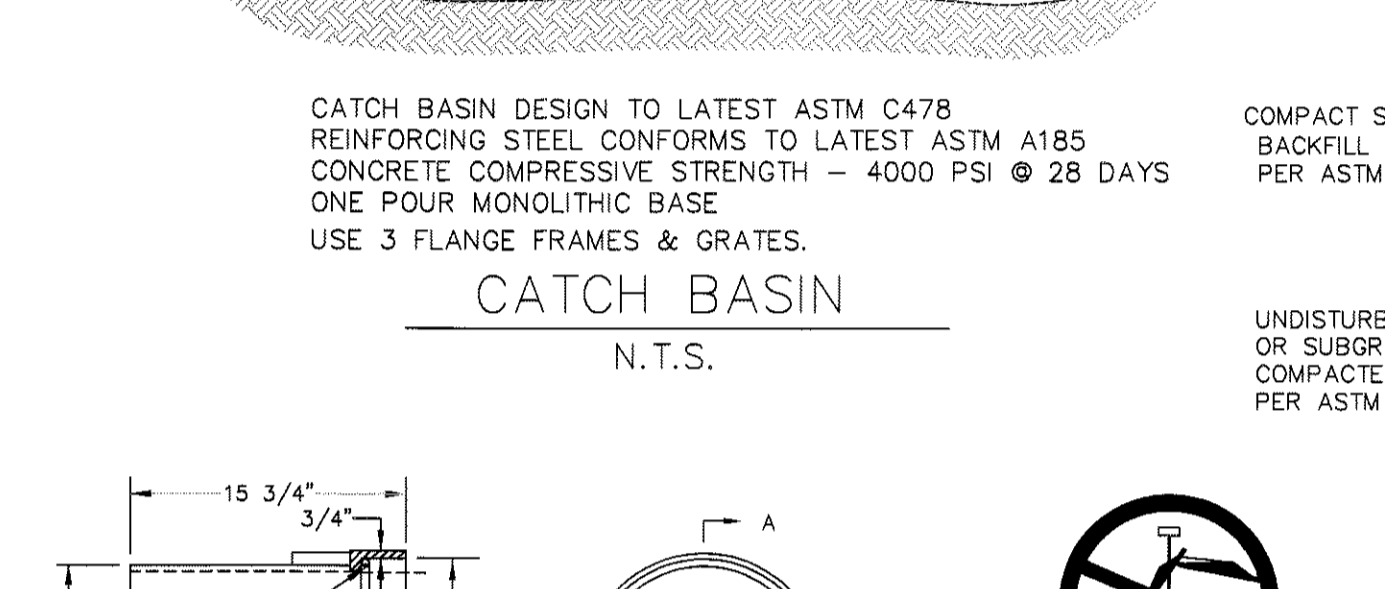
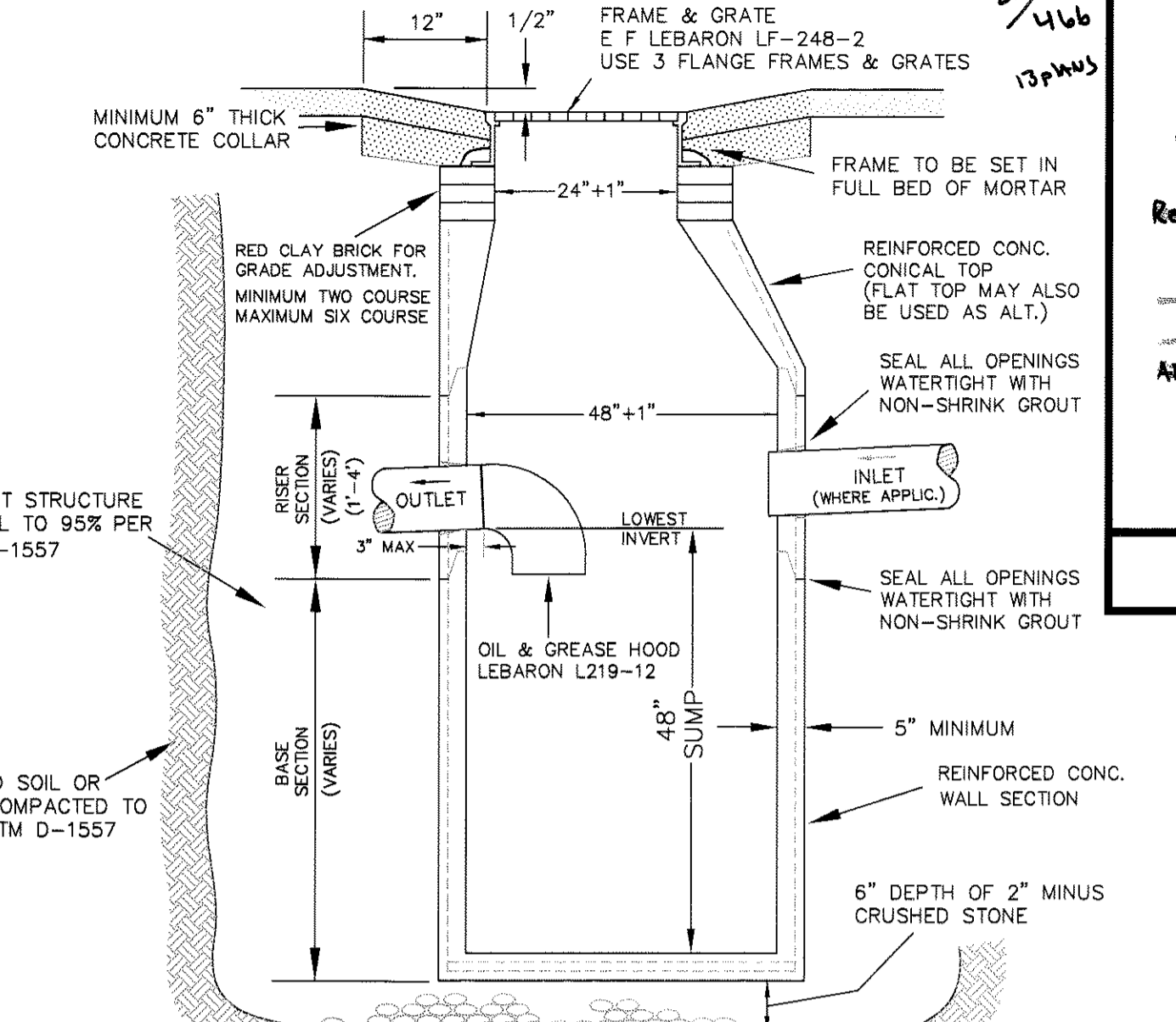
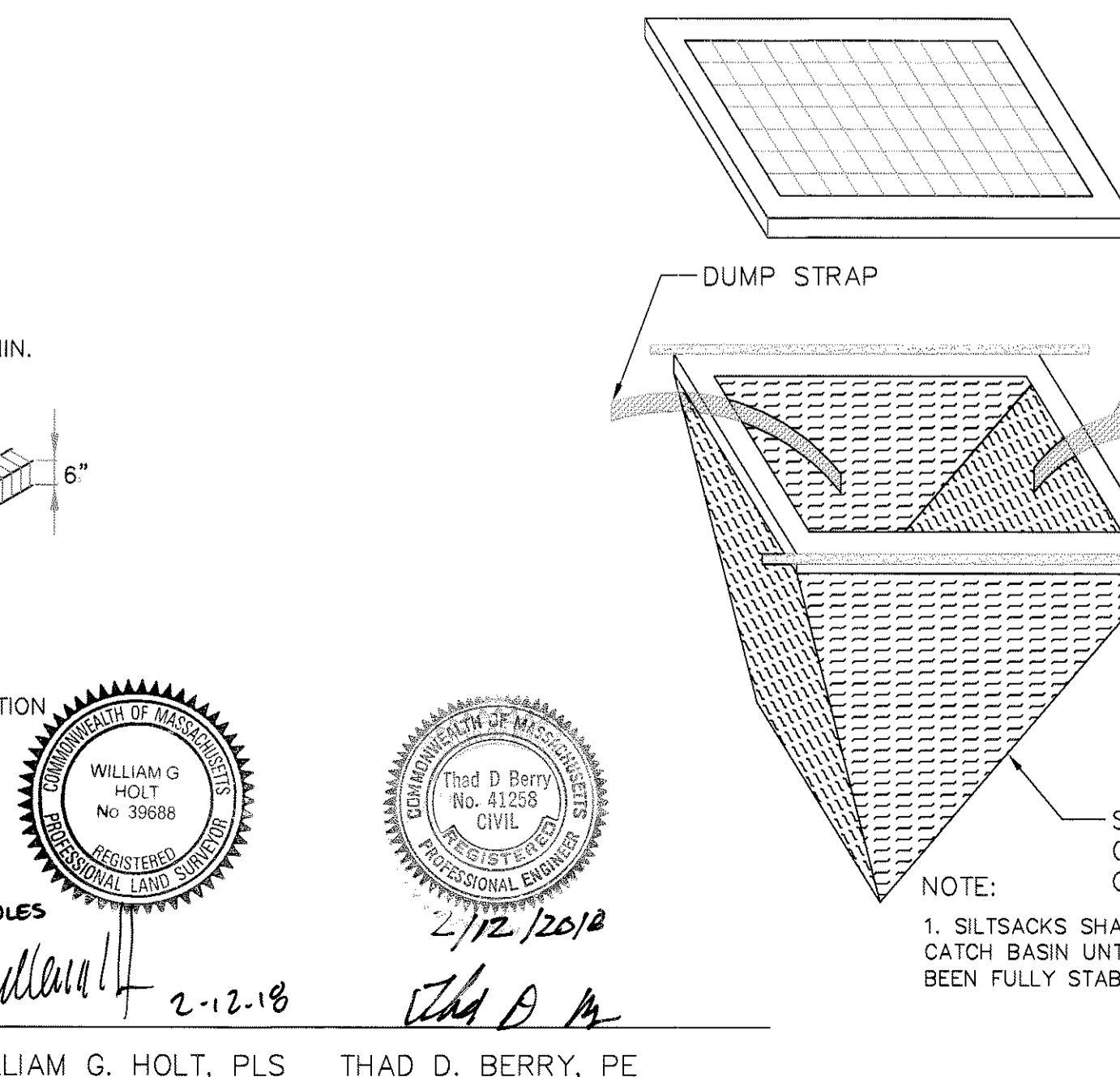
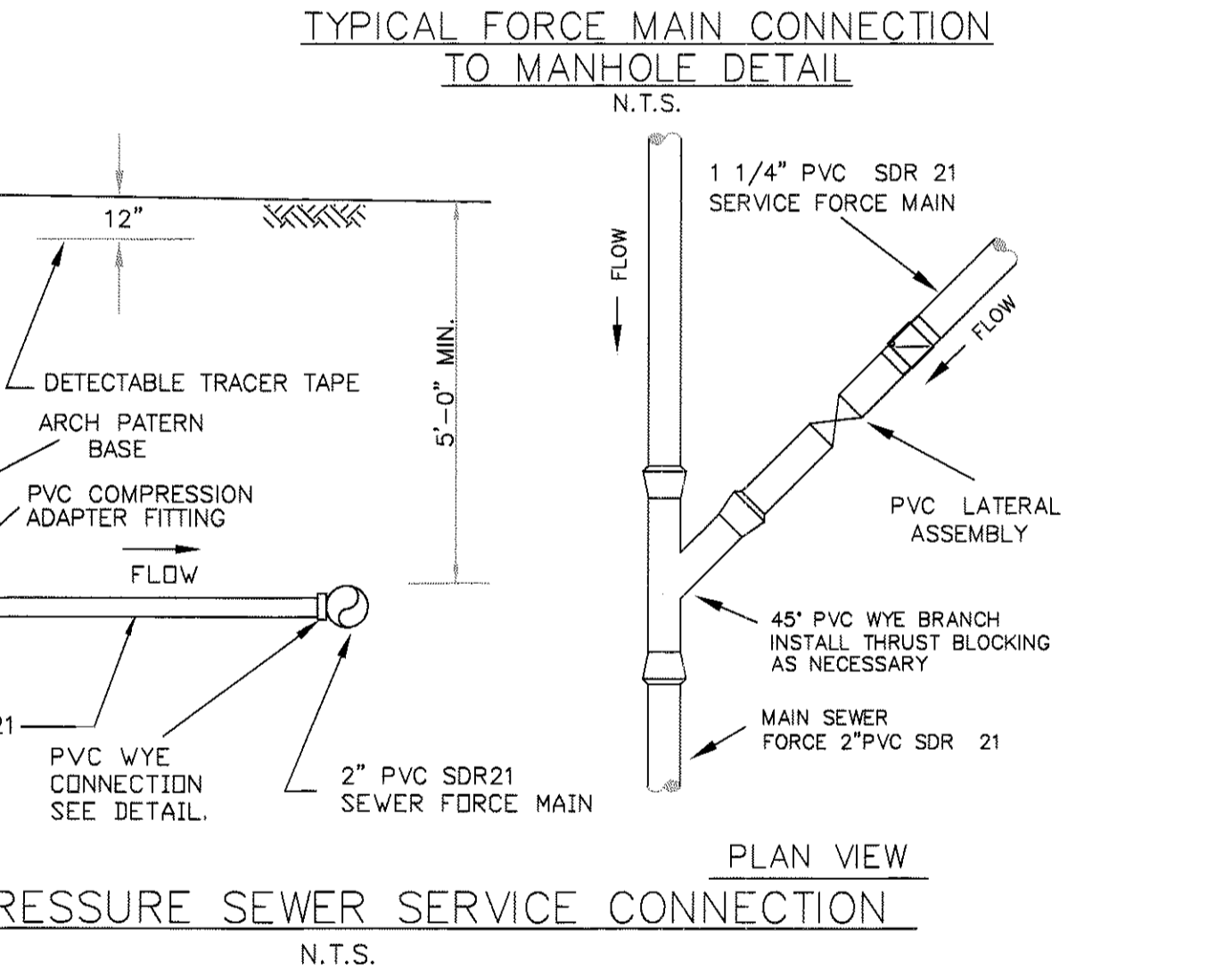
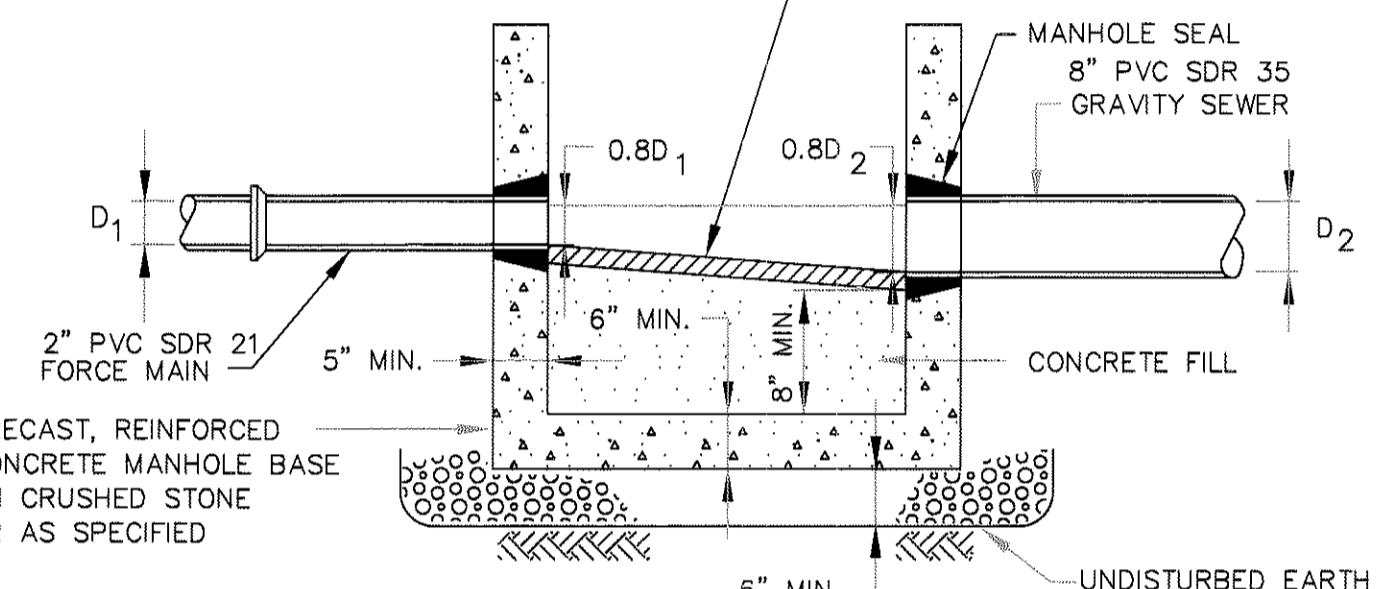
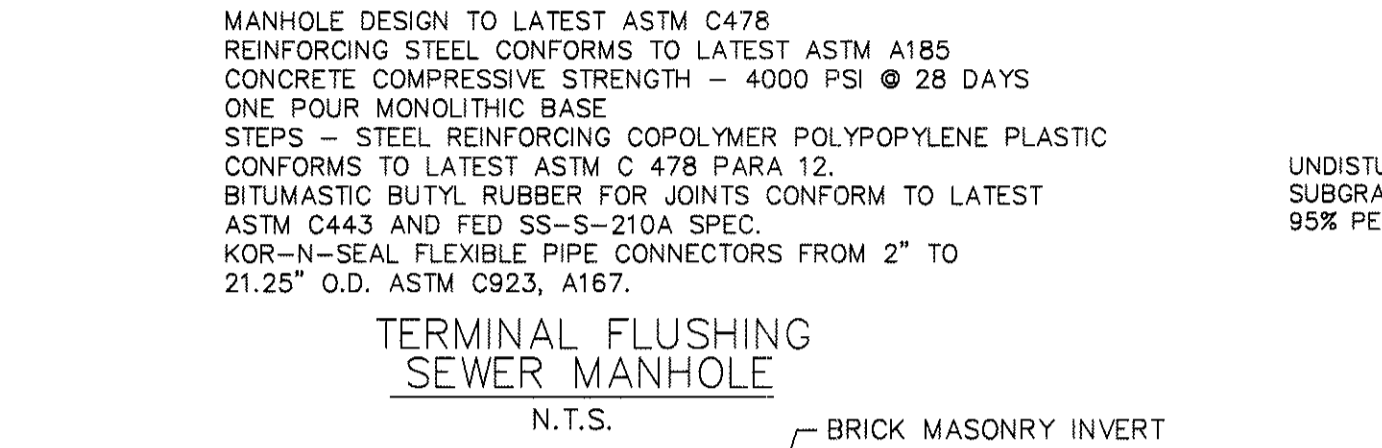
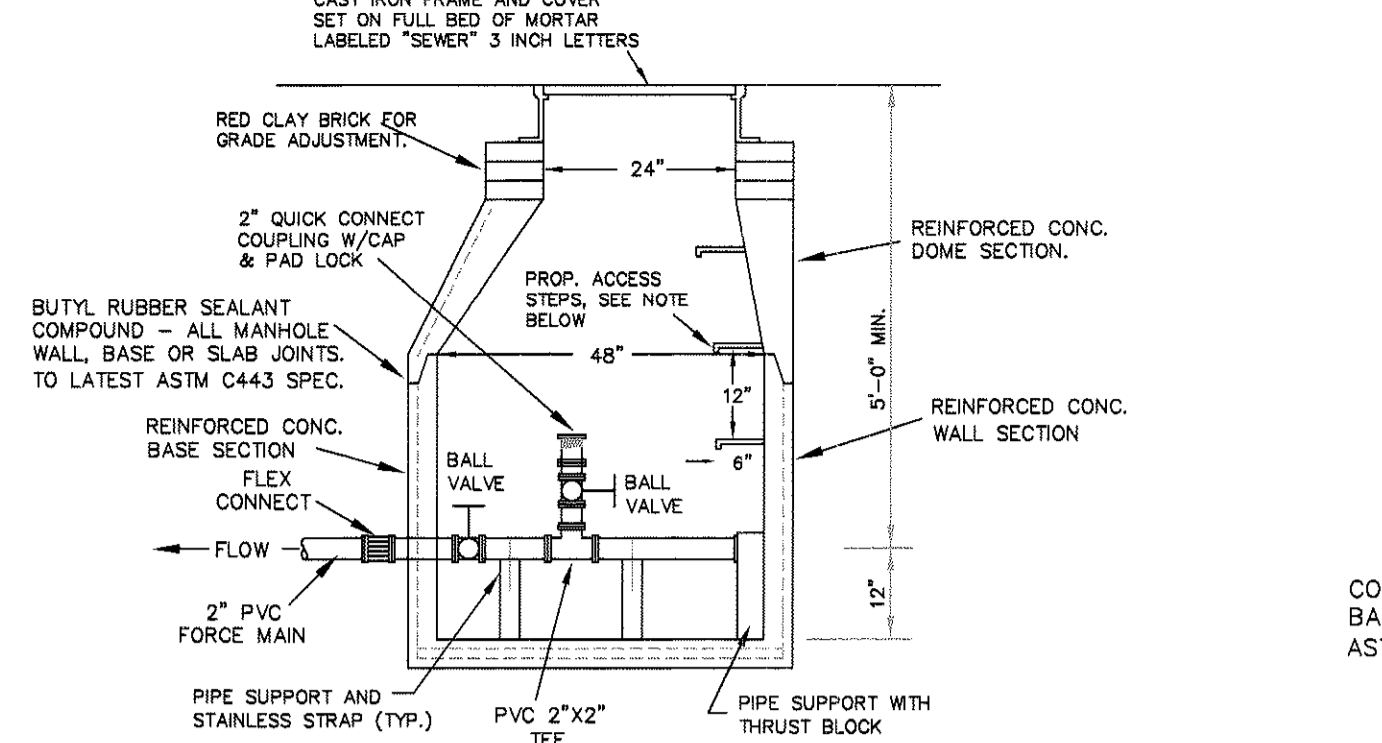
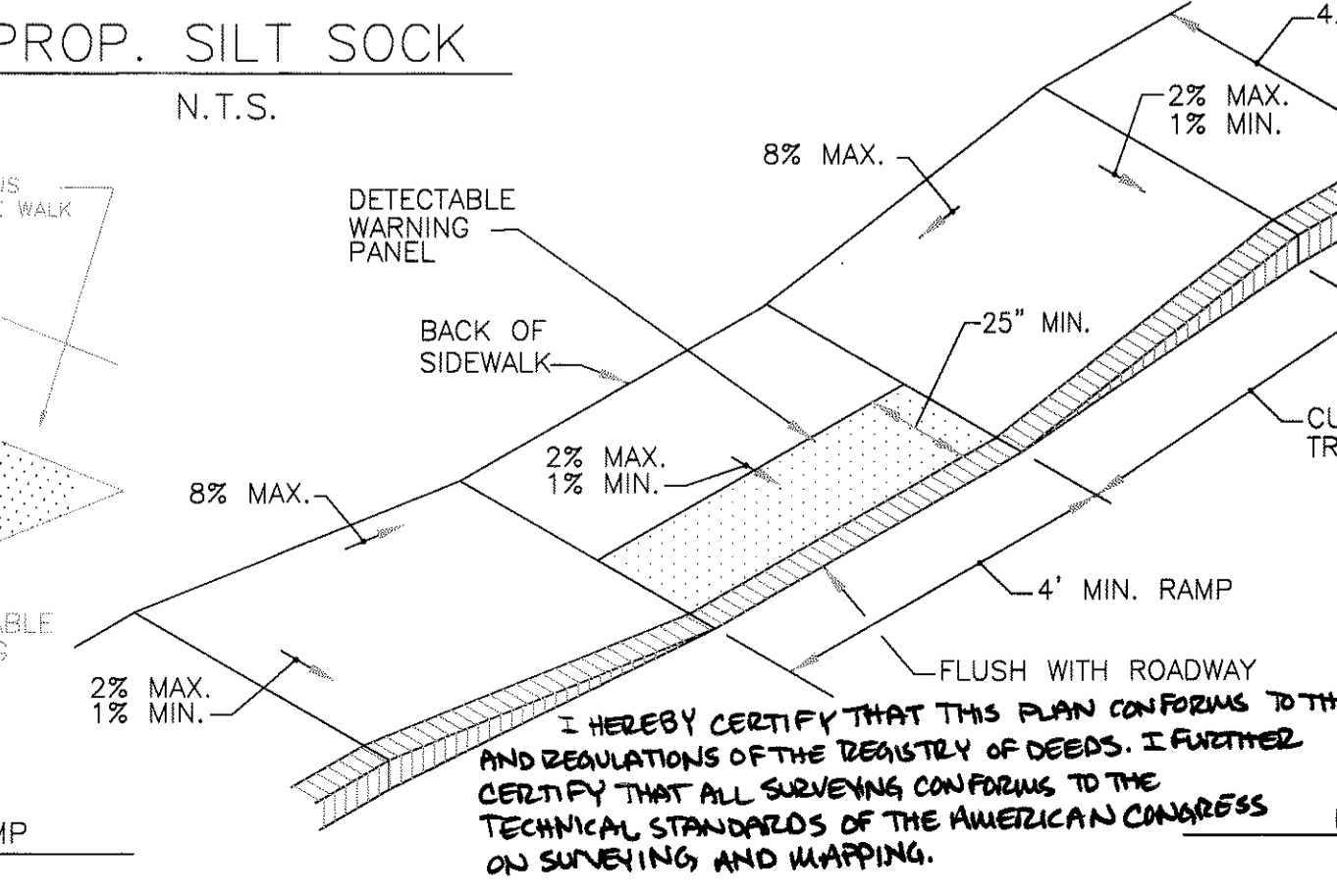
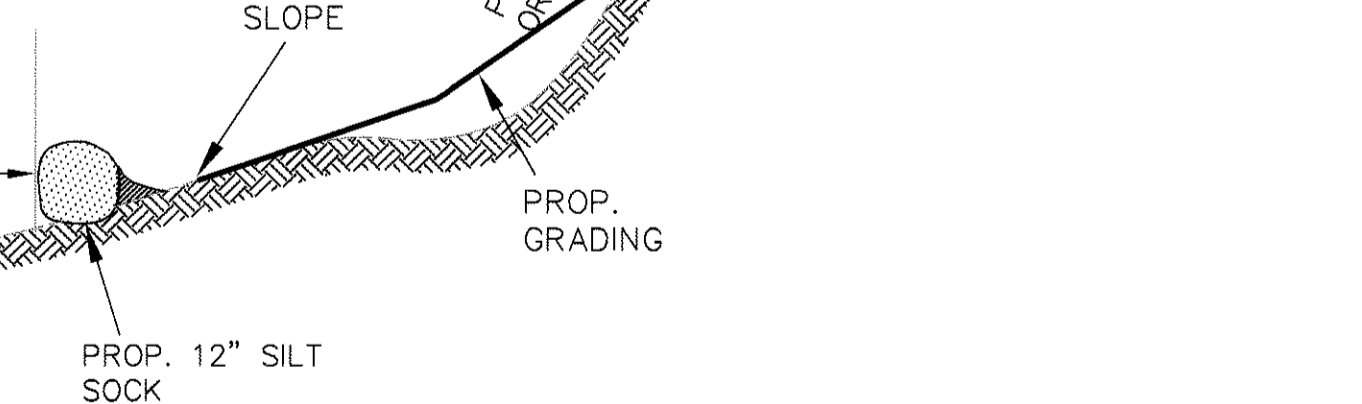
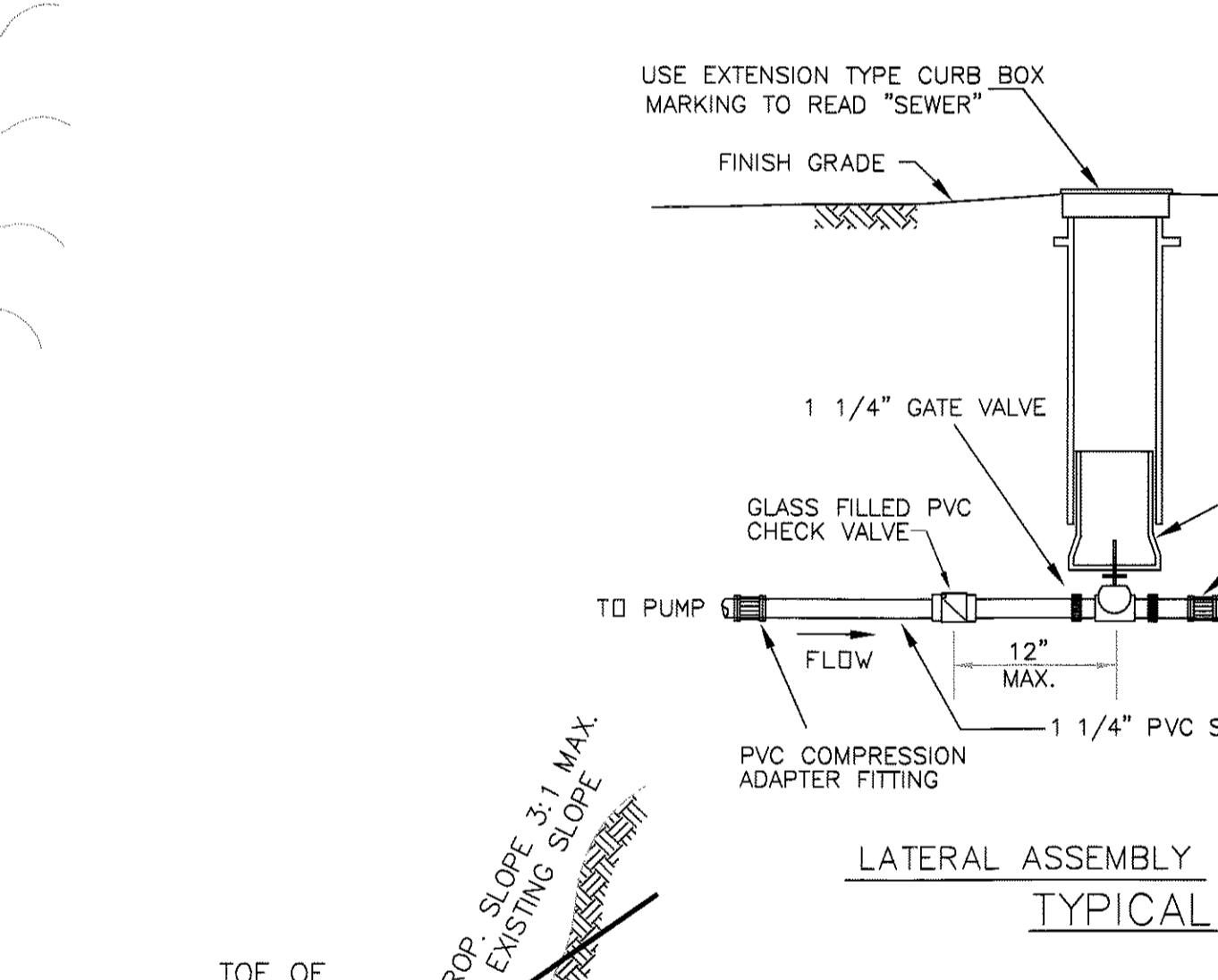


- CONSTRUCTION SPECIFICATIONS:**
- STONE SIZE: USE 2" STONE OR RECYCLED CONCRETE EQUIVALENT.
 - LENGTH: AS REQUIRED, BUT NOT LESS THAN 50' (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30' MIN. LENGTH WOULD APPLY).
 - THICKNESS: NOT LESS THAN SIX INCHES (6") DEPTH.
 - WIDTH: TEN (10) FOOT MINIMUM, BUT NOT LESS THAN FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 - FILTER CLOTH: WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACEMENT OF STONE. (NOT REQUIRED FOR SINGLE RESIDENCE LOT).
 - SURFACE WATER: ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCE SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPE WILL BE REQUIRED.
 - MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING SEDIMENT ONTO THE PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS WARRANT, AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT OF WAY, SHALL BE REMOVED IMMEDIATELY.
 - WASHING: WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAINFALL EVENT.

STABILIZED CONSTRUCTION ENTRANCE



REV.	DESCRIPTION	BY	DATE



APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED:
TOWN OF GROVELAND.
PLANNING BOARD:

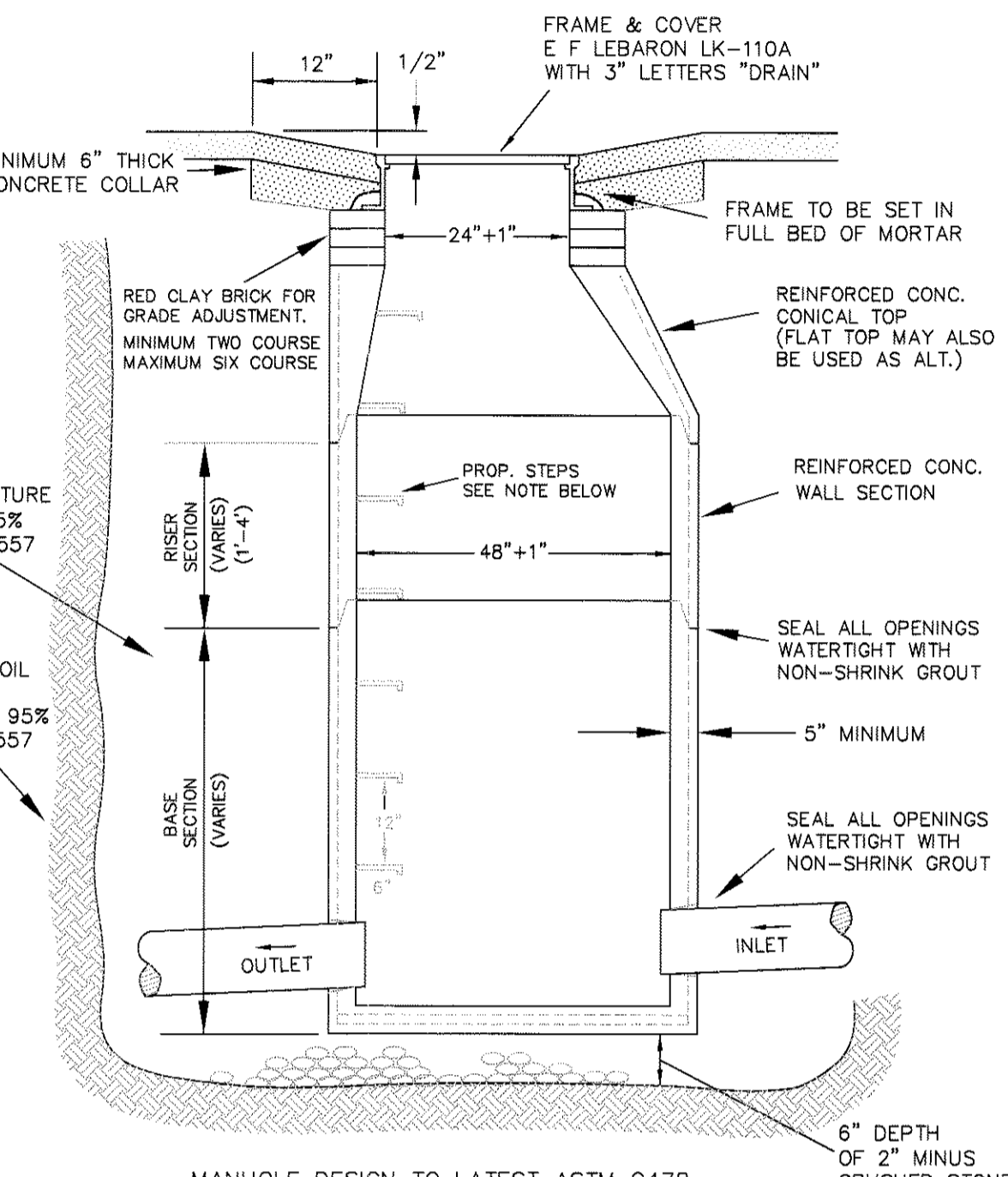
PLAN BOOK 466 PLAN 23
ESSEX REGISTRY OF DEEDS, SO. DIST. SALEM, MASS.
Received **JUNE 21 2018**

Rec. # **13P145**
Adopt **Jul 30 2018**
Register of Deeds (13P145)

DATE: **6/19/18**

FOR REGISTRY USE ONLY

FOR PLANNING BOARD USE ONLY



MANHOLE DESIGN TO LATEST ASTM C478 REINFORCING STEEL CONFORMS TO LATEST ASTM A185 CONCRETE COMPRESSIVE STRENGTH - 4000 PSI @ 28 DAYS ONE POUR MONOLITHIC BASE STEPS - STEEL REINFORCING COPOLYMER POLYPROPYLENE PLASTIC CONFORMS TO LATEST ASTM C 478 PARA 12.

DRAIN MANHOLE
N.T.S.

APPROVED _____ SUBJECT TO TERMS AND CONDITIONS STATED IN A "MEMORANDUM OF DECISION" DATED _____ BETWEEN THE GROVELAND PLANNING BOARD, ON BEHALF OF THE TOWN OF GROVELAND AND _____

A COPY OF WHICH DECISION IS RECORDED HERewith AND SUBJECT ALSO TO RECORDING OF THIS PLAN AND SAID DECISION IN SOUTH ESSEX REGISTRY OF DEEDS ON OR BEFORE _____

APPROVED _____ SUBJECT TO TERMS AND CONDITIONS OF A COVENANT DATED _____ GROVELAND PLANNING BOARD.

GROVELAND TOWN CLERK:
I HEREBY CERTIFY THAT NO APPEAL HAS BEEN FILED WITHIN THE 20 DAYS AS PRESCRIBED BY M.G.L. CHAPTER 41, SECTION 81 B-B.

TOWN CLERK _____ DATE _____

BILLIS WAY
A SUBDIVISION IN GROVELAND, MASS.
DEFINITIVE SUBDIVISION PLAN

APPLICANT
JAMES BILLIS
157 MAIN STREET
GROVELAND, MA 01834

CONSTRUCTION DETAILS

DRAWN: WGH DESIGNED: WGH,TDB SCALE: AS NOTED SHEET No. **10 of 13**
CHECKED: TDB,WGH DATE: 17-MAR-2017

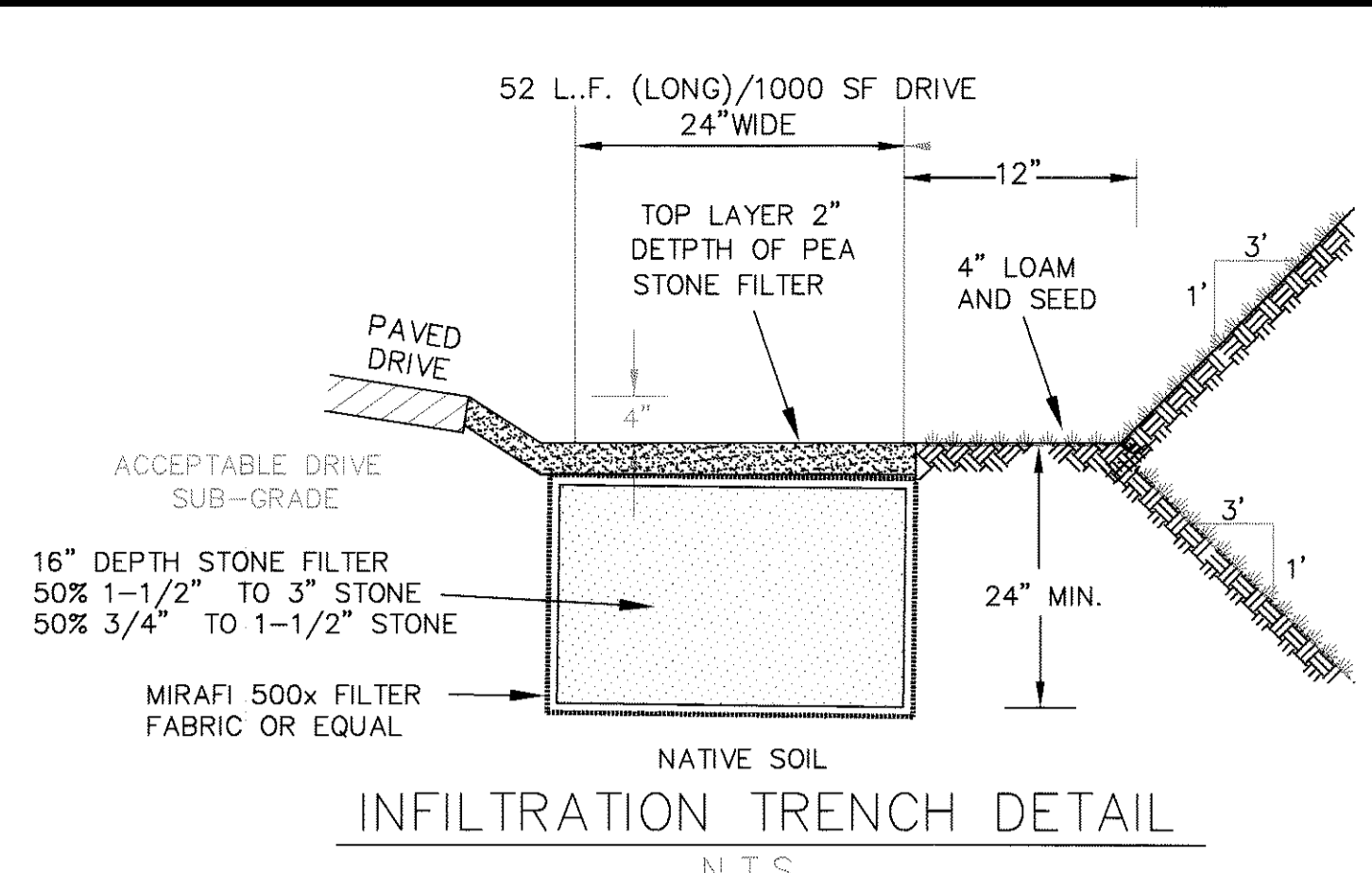
REVISION: BY
8-AUG-17 W4 JTB
29-NOV-17 W4 JTB
16-OCT-17 W4 JTB
12-20-17 W4 JTB

WGH LAND SURVEY & DESIGN
83 WEST MAIN STREET MERRIMAC, MA 01860
E-MAIL: billgholt@aol.com
TEL: (978) 346-7873 CELL: (978) 257-4576

JOB No. 2009 FILE: BILLIS/PRE/BILLIS-51014

WILLIAM G. HOLT, PLS
2-12-18

THAD D. BERRY, PE
2/12/2018

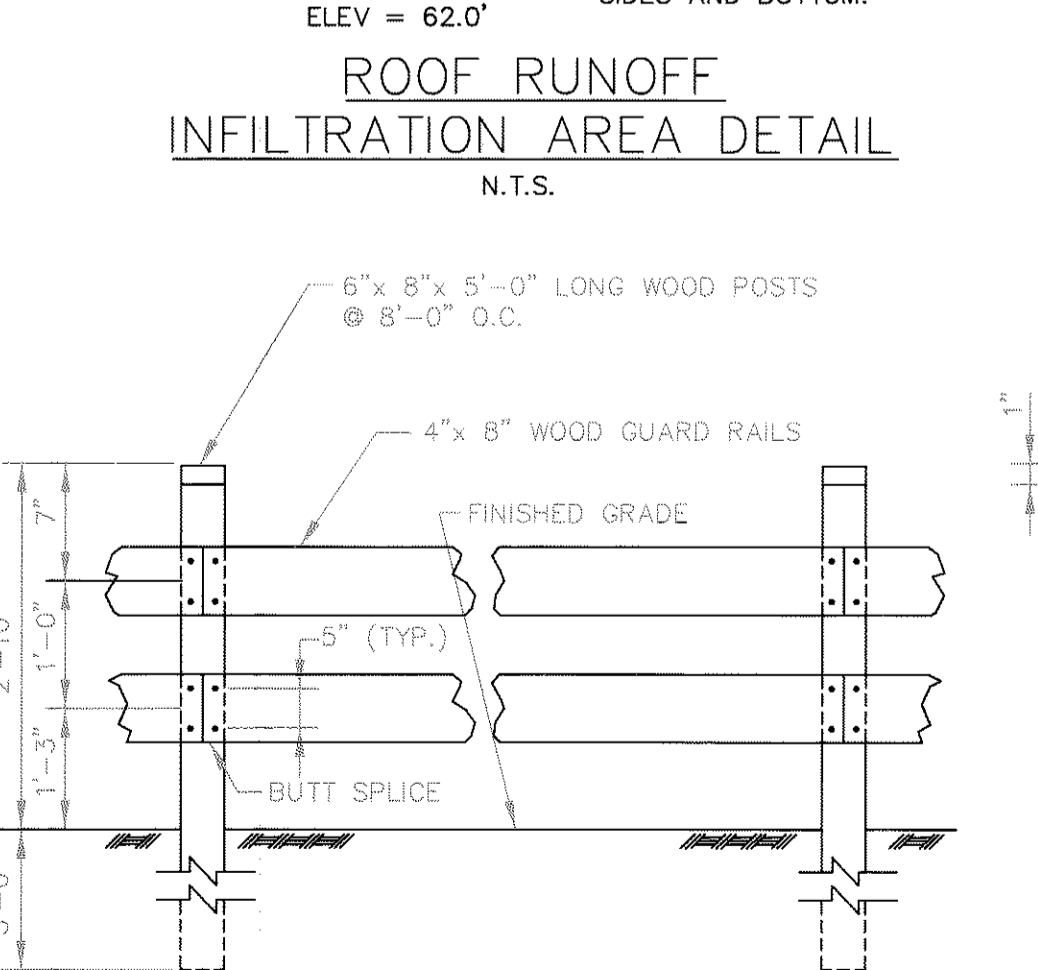
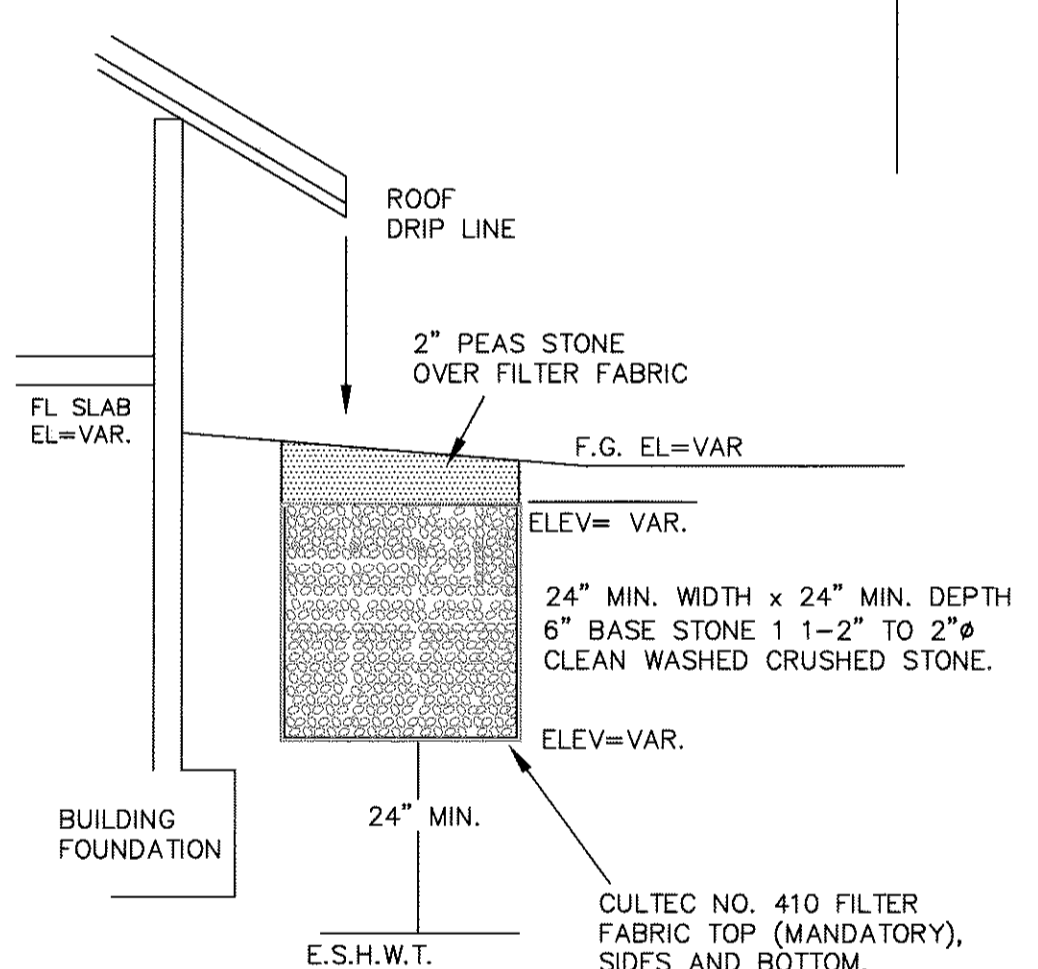


REQUIRED MAINTENANCE:

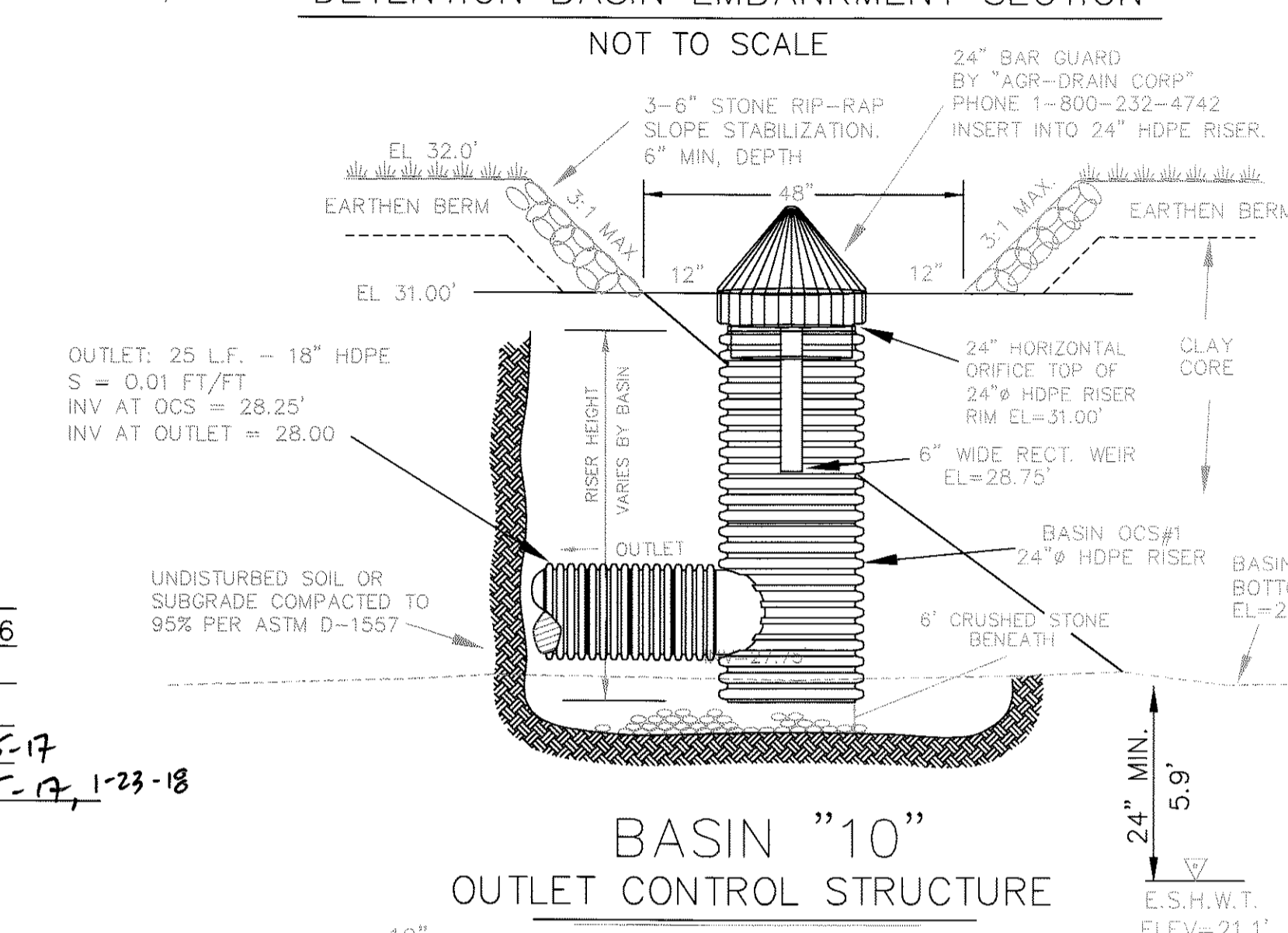
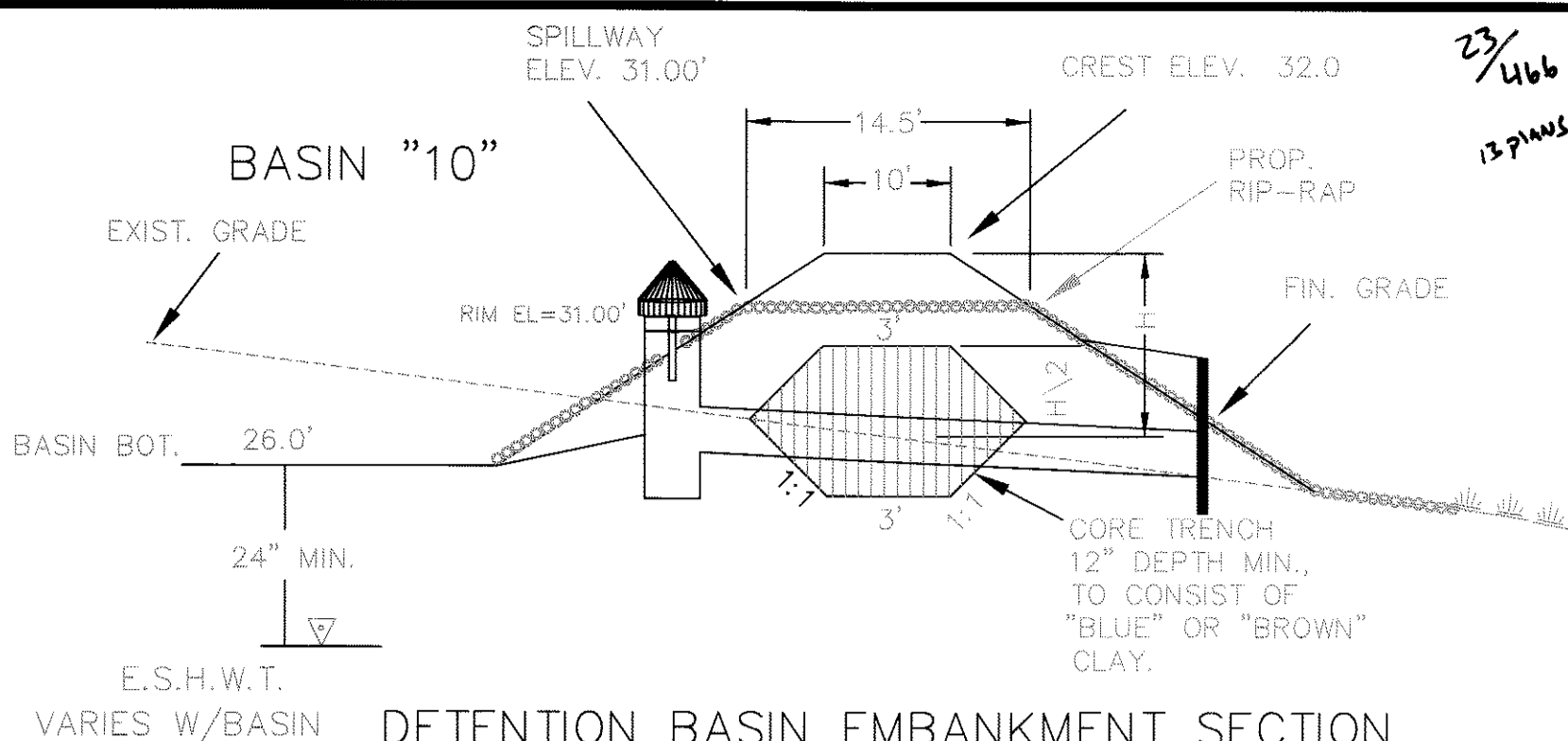
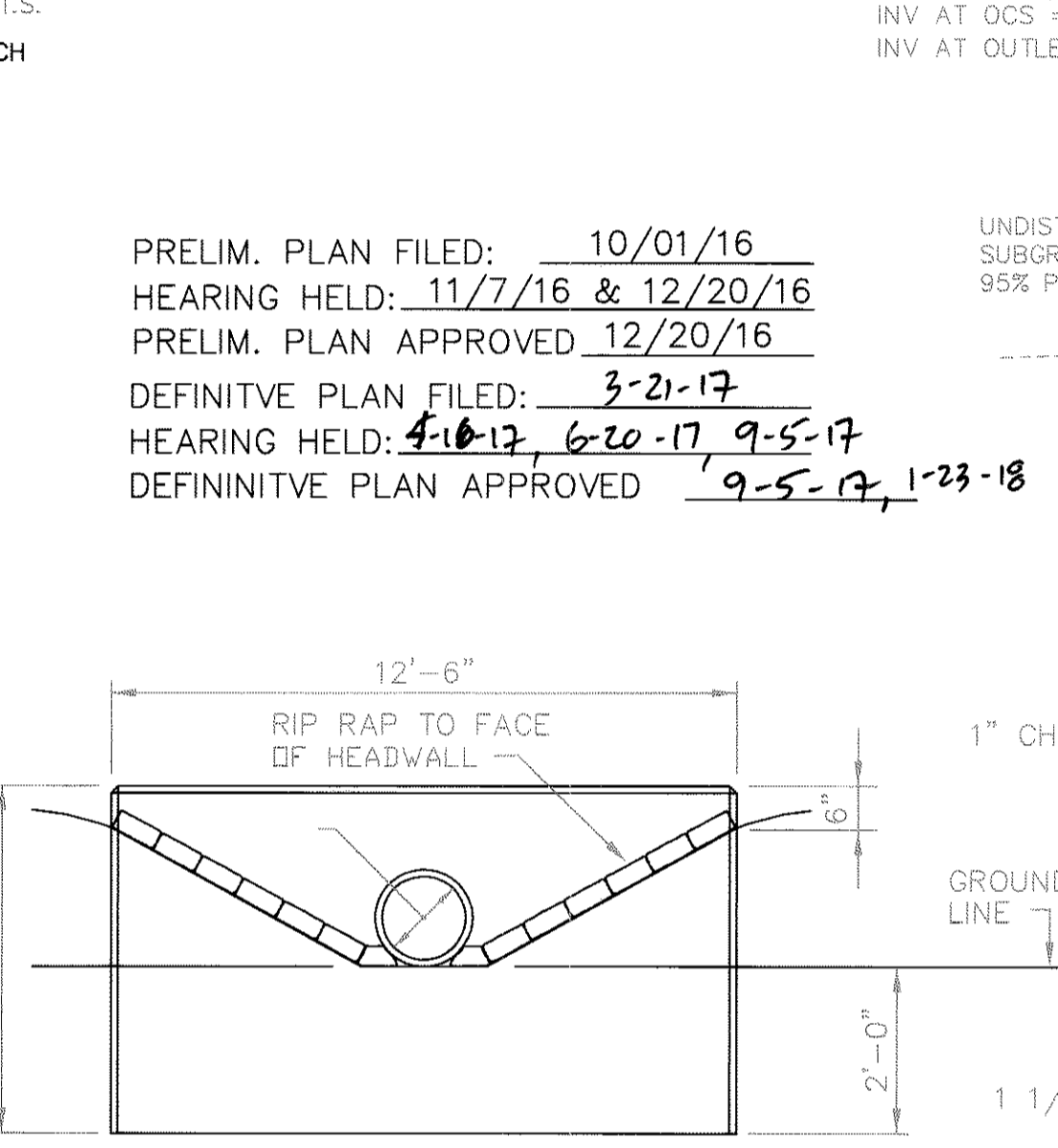
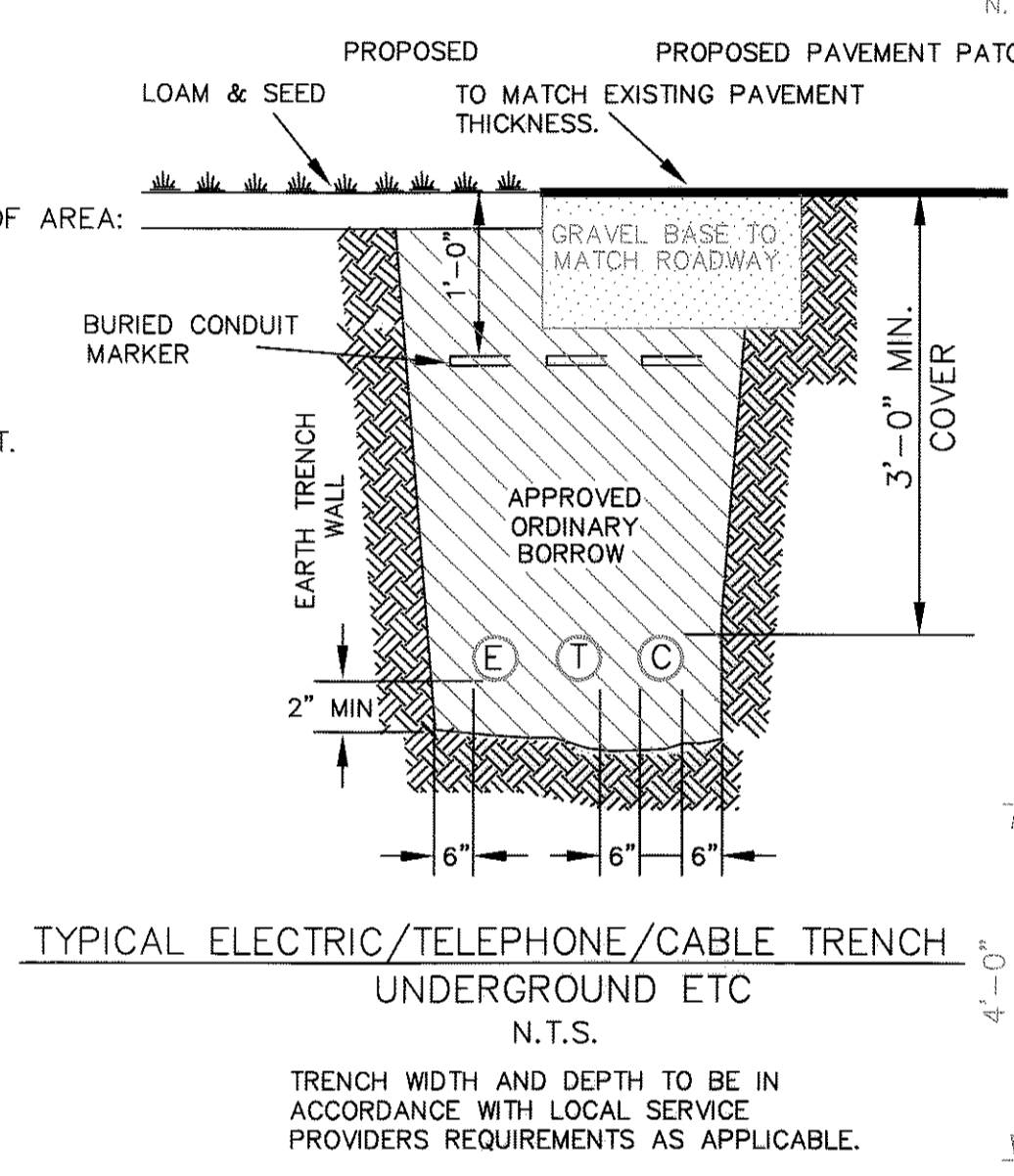
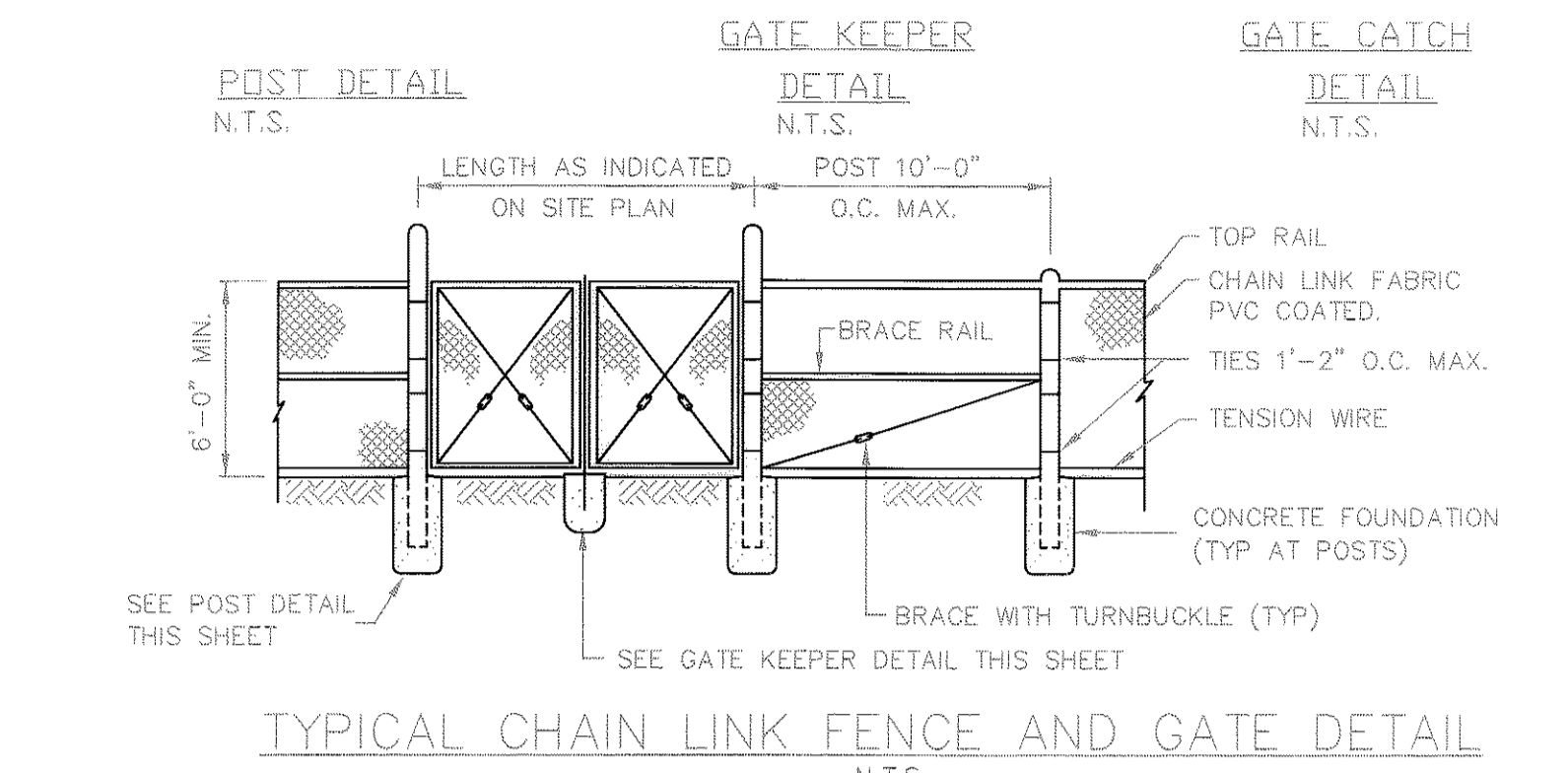
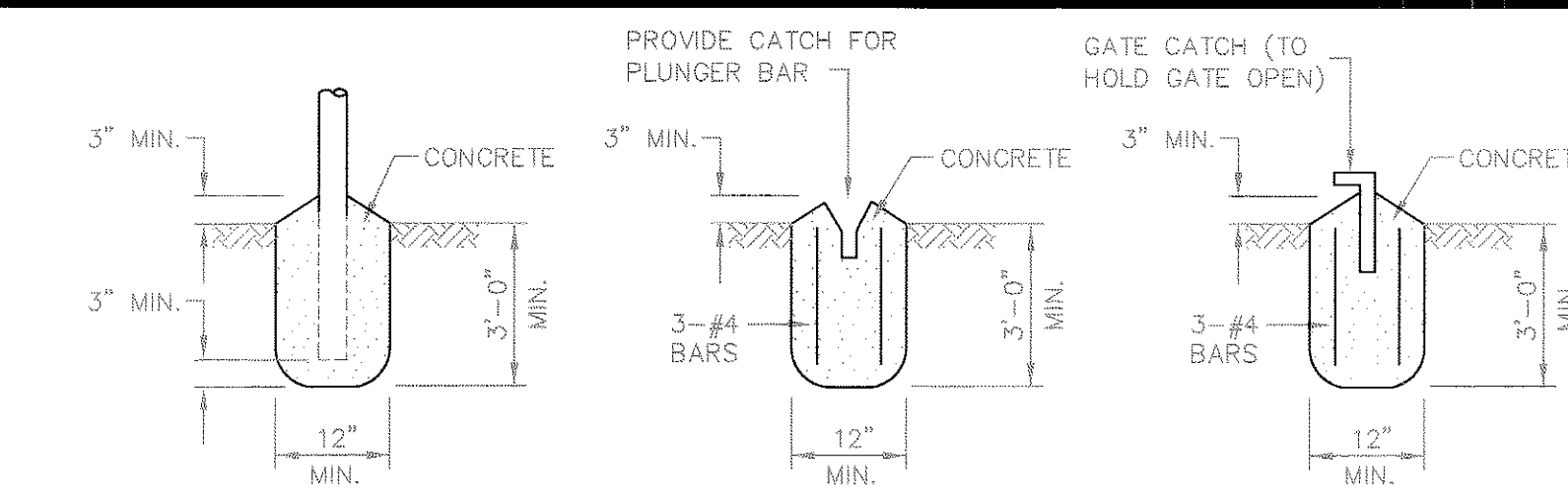
ACTIVITY	FREQUENCY
Inspect units and remove debris	Every 6 months and after every major storm
Remove sediment from top	Every 6 months and after every major storm
Remove top layer 2\"/>	

FOR HYDROLOGIC GROUP "A" SOILS:
DRIVEWAY RUNOFF RECHARGE:
 PROPOSED DRIVEWAY RUNOFF INFILTRATION TRENCH SIZING:
 PROPOSED DRIVEWAY AREA: PER 100 L.F. = 1000 S.F.
 RUNOFF IS 1" / 12" x 1000 S.F. = 83.33 CU.FT.
 STONE INFILTRATION TRENCH (40% VOIDS) VOLUME REQUIRED:
 .40 / 1 x 83.33 = 208 CU FT OF STONE TRENCH NEEDED PER
 1000 S.F. OF DRIVE. USING 2' W x 2' D TRENCH
 208 CU FT / x 2' WIDE x 2' DEEP = 52 L.F. PER 1000 S.F.
 USE 1 1/2" TO 3" DIAM STONE ENCASED INFILTR FABRIC.
 TOP 2" TO BE CLEAN PEA STONE.

FOR HYDROLOGIC GROUP "A" SOILS:
ROOF RUNOFF RECHARGE:
 BUILDING FOOTPRINT AREA=PER 1000 S.F. ROOF AREA:
 RECHARGE VOL = 1.0 x 1/12 x 1000 S.F.
 = 83.33 C.F.
 VOLUME OF VOIDS IN STONE
 AROUND CHAMBERS = 0.40 x 2' W x 2' D
 = 1.6 C.F. PER LINER FOOT.
 83.33 C.F. / 1.6 C.F. PER 1' LENGTH
 = 52 L.F. PER 1000 S.F. ROOF AREA.
 FOR AVERAGE HOUSE FOOTPRINT OF 1700 S.F.
 = 1.7 x 52 = 89 L.F.



NOTES:
 1. ALL CARRIAGE BOLTS, NUTS AND WASHERS SHALL BE GALV.
 2. ALL WOOD TO BE PRESSURE TREATED



PRELIM. PLAN FILED: 10/01/16
 HEARING HELD: 11/7/16 & 12/20/16
 PRELIM. PLAN APPROVED 12/20/16
 DEFINITIVE PLAN FILED: 3-21-17
 HEARING HELD: 4-10-17, 6-20-17, 9-5-17
 DEFINITIVE PLAN APPROVED 9-5-17, 1-23-18

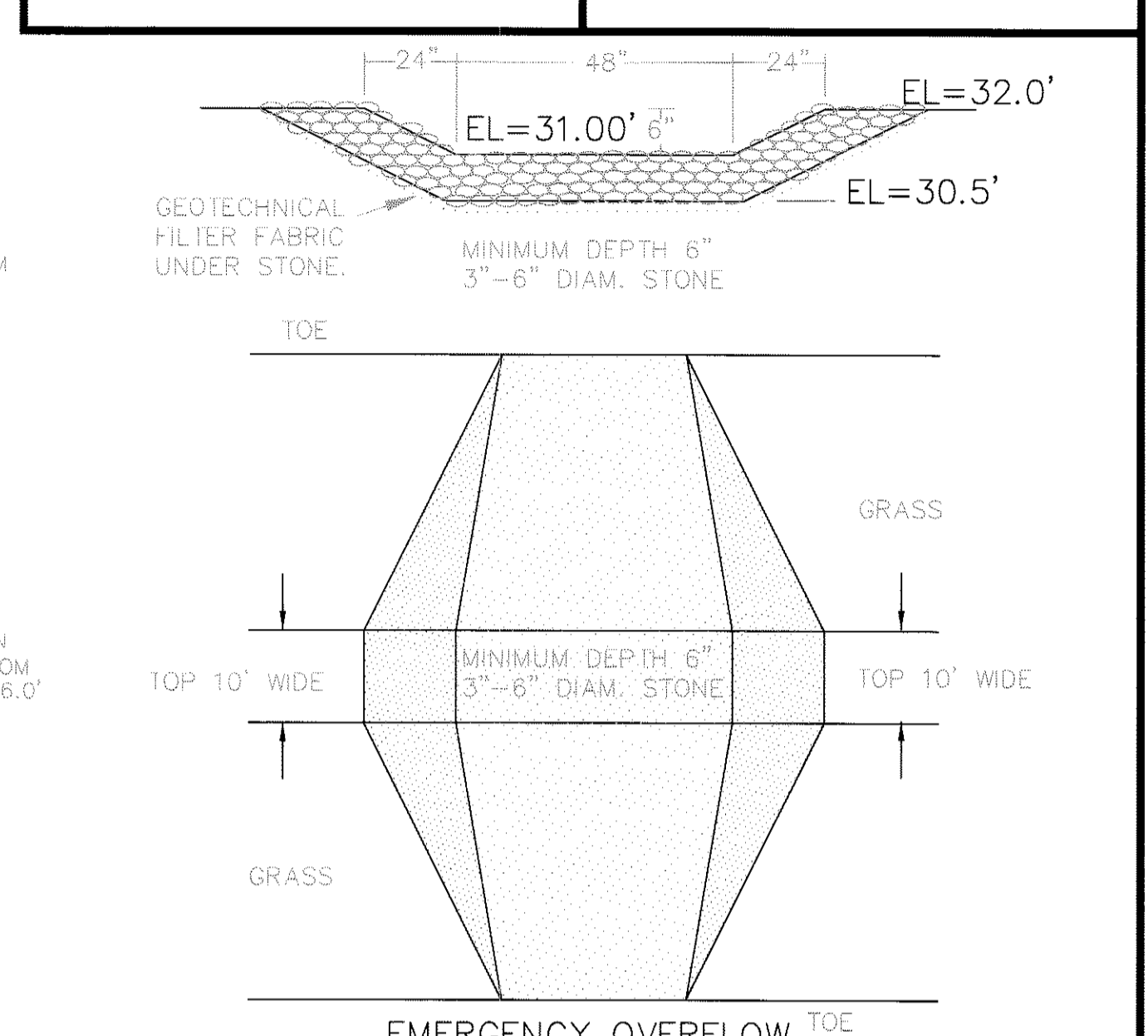
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED:
 TOWN OF GROVELAND.
 PLANNING BOARD:

PLAN BOOK 466 PLAN 23
 ESSEX REGISTRY OF DEEDS, 9A DIST SALEM, MASS.

Received JUNE 21 2018
 Rec. # 9
 Rec. # 9
 Register of Deeds (3 PLANS)

DATE: 6/19/18

FOR REGISTRY USE ONLY FOR PLANNING BOARD USE ONLY



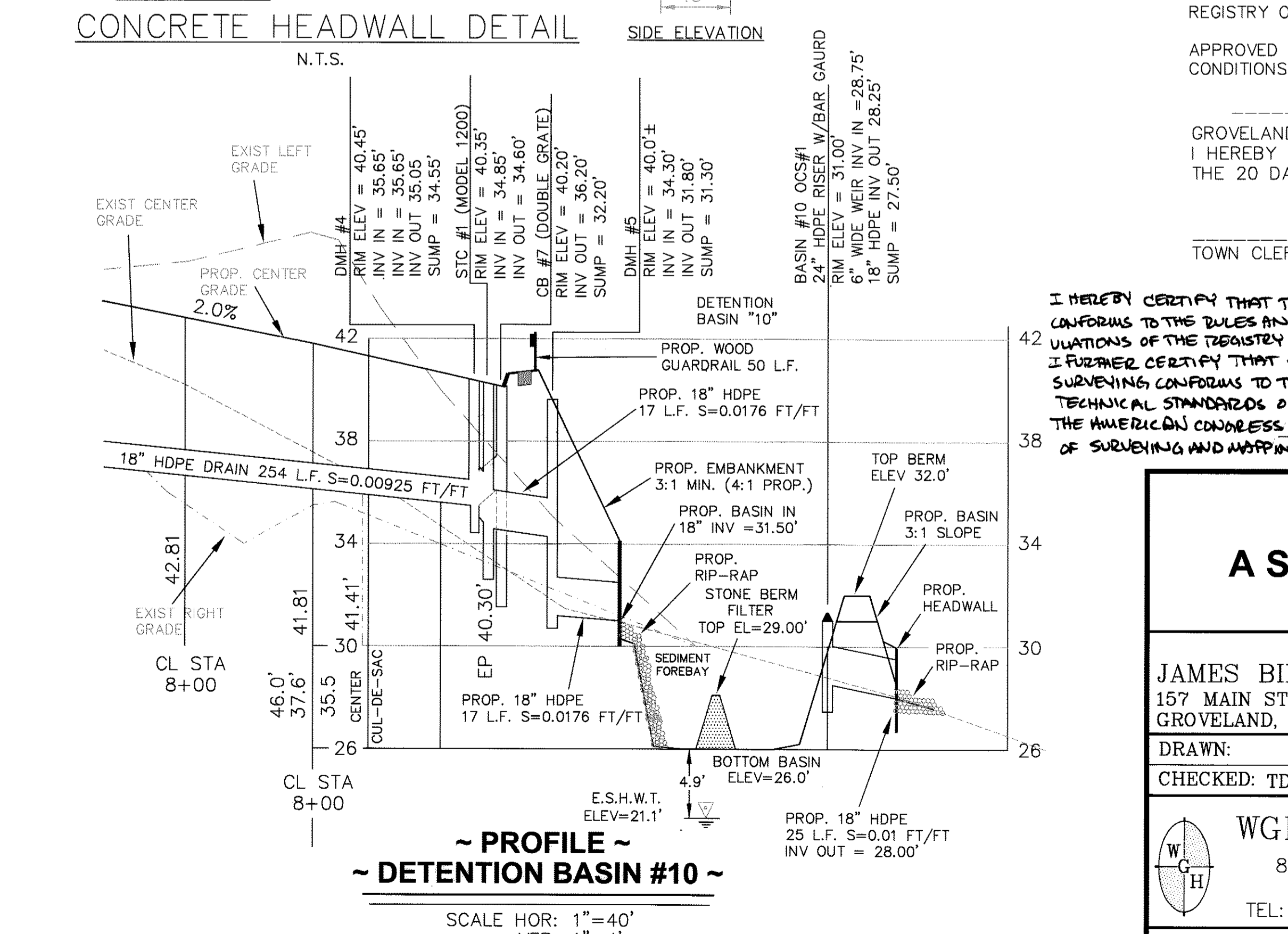
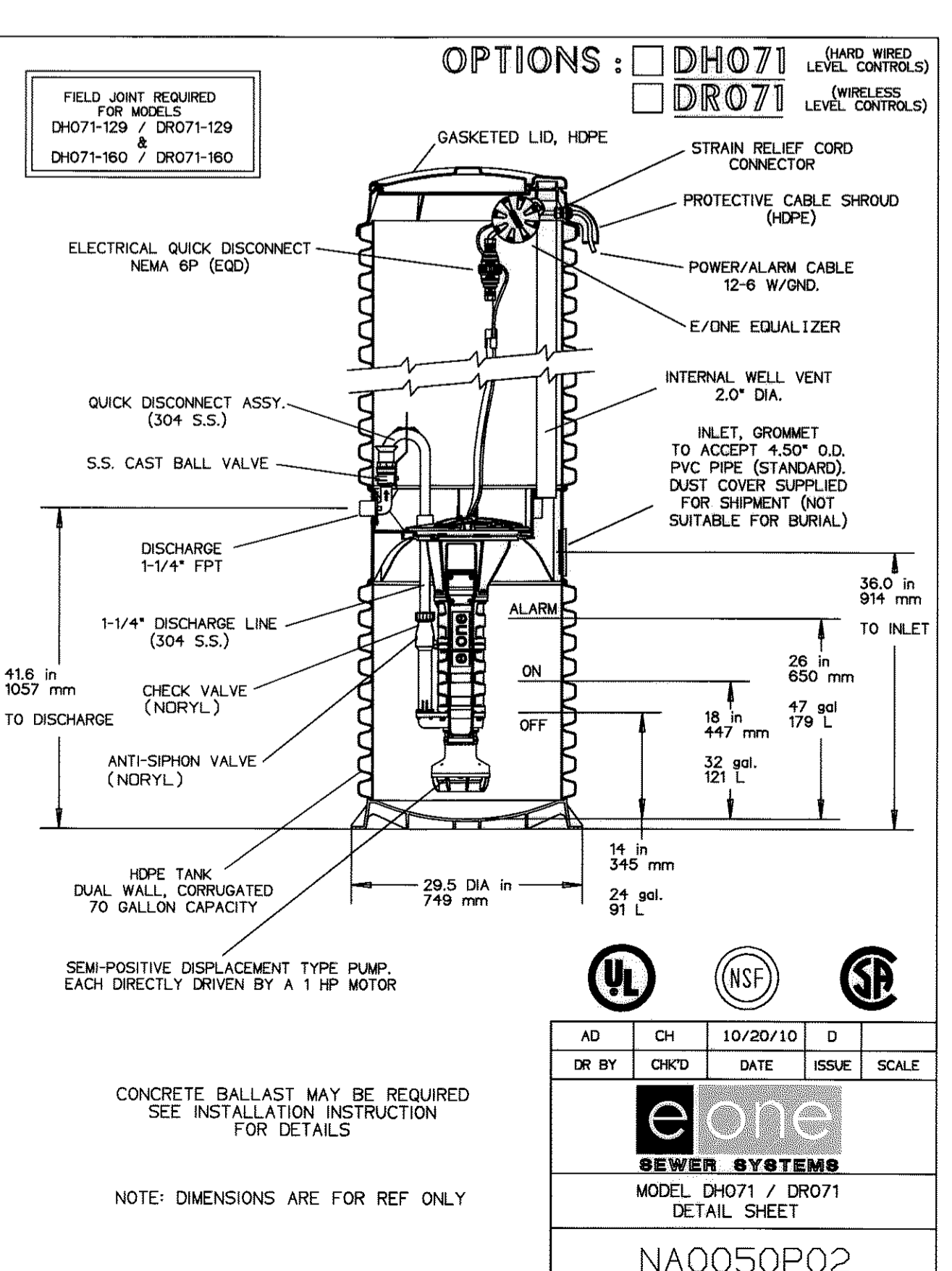
NOTES:
 1 - STONES SHALL WEIGH 50 TO 125 LBS. UNLESS OTHERWISE APPROVED BY DESIGN ENGINEER.
 2 - 50% STONE (D50) SHALL BE 6\"/>

APPROVED _____ SUBJECT TO TERMS AND CONDITIONS STATED IN A "MEMORANDUM OF DECISION" DATED _____ BETWEEN THE GROVEAND PLANNING BOARD, ON BEHALF OF THE TOWN OF GROVELAND AND _____

APPROVED _____ SUBJECT TO TERMS AND CONDITIONS OF A COVENANT DATED _____ GROVELAND PLANNING BOARD.

GROVELAND TOWN CLERK:
 I HEREBY CERTIFY THAT NO APPEAL HAS BEEN FILED WITHIN THE 20 DAYS AS PRESCRIBED BY M.G.L. CHAPTER 41, SECTION 81 B-B.

TOWN CLERK _____ DATE _____



I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS. I FURTHER CERTIFY THAT ALL SURVEYING CONFORMS TO THE TECHNICAL STANDARDS OF THE AMERICAN COUNCIL OF SURVEYING AND MAPPING.

WILLIAM G. HOLT, PLS THAD D. BERRY, PE

BILLIS WAY
 A SUBDIVISION IN GROVELAND, MASS.
 DEFINITIVE SUBDIVISION PLAN

APPLICANT: JAMES BILLIS
 157 MAIN STREET GROVELAND, MA 01834

CONSTRUCTION DETAILS

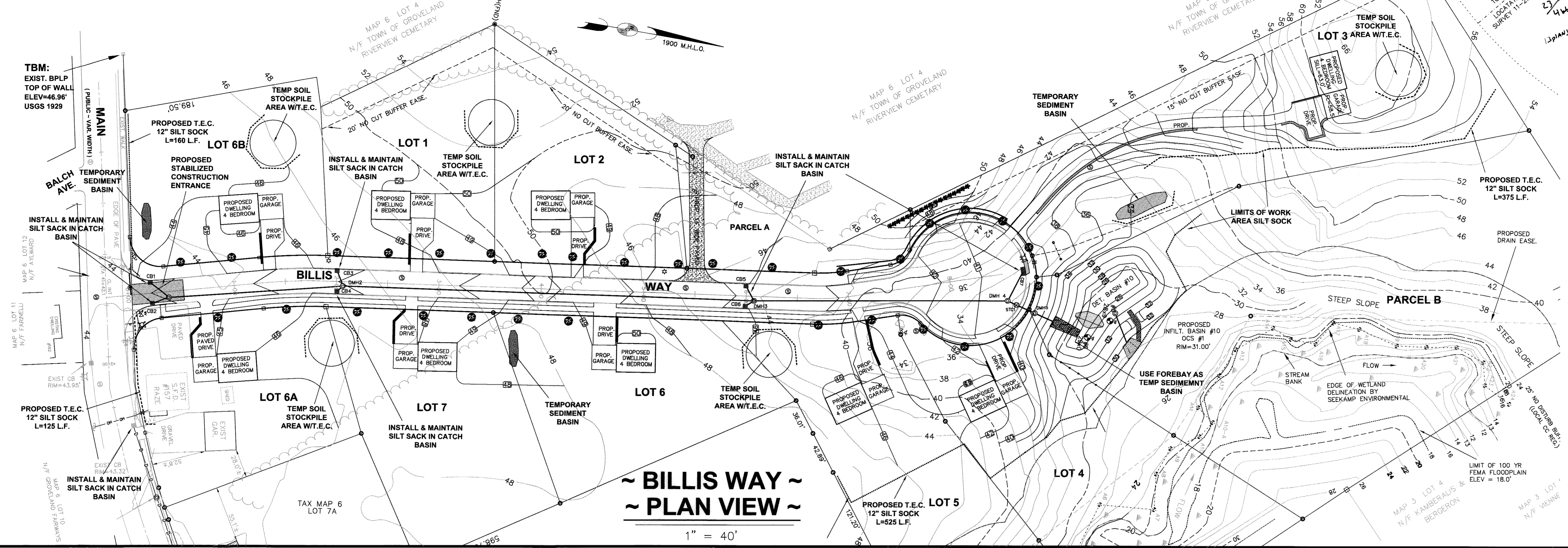
DRAWN: WGH DESIGNED: WGH, TDB SCALE: AS NOTED SHEET No. 11 OF 13
 CHECKED: TDB, WGH DATE: 17-MAR-2017

WGH LAND SURVEY & DESIGN
 83 WEST MAIN STREET MERRIMAC, MA 01860
 E-MAIL: billg@ttd.com
 TEL: (978) 346-7873 CELL: (978) 257-4576

REVISION: BY
 8-AUG-17 WGH
 29-AUG-17 WGH
 14-SEPT-17 WGH
 16-OCT-17 WGH

JOB No. 2009 FILE: BILLIS/PRE/BILL-S1014

NTER
43.90'



**~ BILLIS WAY ~
~ PLAN VIEW ~**

1" = 40'

EROSION & SEDIMENTATION CONTROL PLAN:

- THE CONTRACTOR SHALL IMPLEMENT THE SWPPP FOR THE PROJECT AS APPROVED THROUGH AN EPA CONSTRUCTION GENERAL PERMIT (CGP) NOTICE OF INTENT, INCLUDING INSTALLATION AND MAINTENANCE OF ALL CONTROL MEASURES OUTLINED IN THIS STORMWATER POLLUTION PREVENTION PLAN INCLUDING EROSION CONTROL BARRIERS, ANTI-TRACKING PADS, AND OTHER EROSION AND SEDIMENTATION CONTROLS. PRE & POST CONSTRUCTION OPERATION AND MAINTENANCE PLANS SHALL BE OUTLINED WITHIN THE CGP AND FOLLOWED.
- THE LOCATION OF EROSION CONTROL BARRIERS AND SEDIMENTATION AND POLLUTION CONTROL SYSTEMS SHOWN ON DRAWINGS ARE INTENDED TO BE MINIMUM REQUIREMENTS AND A GUIDE FOR THE PLACEMENT OF THESE BARRIERS. OTHER MEASURES MAY BE WARRANTED BASED UPON EXPERIENCE AT THE SITE. WHEN NO SEDIMENTATION CONTROL SYSTEM IS SHOWN ON THE DRAWING, THE CONTRACTOR SHALL BE REQUIRED TO ESTABLISH A SYSTEM TO PREVENT SILTATION OR POLLUTION OF ADJACENT PROPERTY, WETLANDS, OR BUFFER ZONES. THE SYSTEMS SHOWN SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY OF PLACING ADDITIONAL BARRIERS, OR REPLACING BARRIERS AS REQUIRED BY SITE CONDITIONS. THE IMPLEMENTATION, MAINTENANCE, REPLACEMENT AND ADDITIONS TO THESE SYSTEMS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. AS CONSTRUCTION PROGRESSES AND SEASONAL CONDITIONS DICTATE, MORE SILTATION CONTROL FACILITIES MAY BE REQUIRED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS NEW CONDITIONS THAT MAY BE CREATED OR ARISE.
- PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ON THE SITE, THE OWNER SHALL DESIGNATE AN EROSION CONTROL INSPECTOR TO SERVE DURING THE CONSTRUCTION PROCESS WITH RESPONSIBILITIES IN ACCORDANCE WITH THE SWPPP.
- ALL SLOPES WITH SURFACE GRADES EQUAL TO OR STEEPER THAN 3:1 SHALL BE STABILIZED WITH JUTE MATTING OR AN APPROVED EQUIVALENT METHOD OR PRODUCT.
- REQUIRED SEDIMENTATION CONTROL FACILITIES MUST BE CONSTRUCTED, CLEARLY VISIBLE, AND IN OPERATION PRIOR TO CONSTRUCTION, UNLESS OTHERWISE NOTED, SUCH FACILITIES SHALL REPRESENT THE LIMIT OF WORK. NO CONSTRUCTION ACTIVITY IS TO OCCUR BEYOND THE LIMIT OF WORK AT ANY TIME DURING THE CONSTRUCTION PERIOD.
- TEMPORARY DIVERSION DITCHES, PERMANENT DITCHES, CHANNELS, EMBANKMENTS AND ANY DENUDE SURFACE WHICH WILL BE EXPOSED FOR A PERIOD OF ONE MONTH OR MORE SHALL BE CONSIDERED CRITICAL STABILIZATION AREAS. THESE AREA SHALL BE MULCHED WITH STRAW. MULCH SHALL BE SPREAD UNIFORMLY IN A CONTINUOUS BLANKET OF SUFFICIENT THICKNESS TO COMPLETELY HIDE THE SOIL FROM VIEW.
- SEDIMENT CONTROL MEASURES SHALL BE PROVIDED AROUND ALL EXISTING DRAINAGE STRUCTURES AS DETAILED ON THE DRAWINGS OR AS REQUIRED TO PREVENT SEDIMENTATION.
- USE MEANS NECESSARY TO PREVENT DUST FROM BECOMING A NUISANCE TO THE PUBLIC, TO NEIGHBORS, AND TO OTHER WORK BEING PERFORMED ON OR NEAR THE SITE.
- REQUIRED SEDIMENTATION CONTROL FACILITIES MUST BE CONSTRUCTED, CLEARLY VISIBLE, AND IN OPERATION PRIOR TO REMOVAL OF STUMPS AND/OR OTHER CONSTRUCTION. UNLESS OTHERWISE NOTED, SUCH FACILITIES SHALL REPRESENT THE LIMIT OF WORK. NO CONSTRUCTION ACTIVITY IS TO OCCUR BEYOND THE LIMIT OF WORK AT ANY TIME DURING THE CONSTRUCTION PERIOD.
- LOADING AND SEEDING OR MULCHING OF NON-PAVEMENT AREAS SHALL TAKE PLACE AS SOON AS PRACTICABLE.
- ALL STOCKPILE AREAS SHALL BE LOCATED WITHIN THE LIMIT OF WORK AND STABILIZED TO PREVENT EROSION.
- STABILIZED CONSTRUCTION ACCESS PADS SHALL BE INSTALLED AT ALL CONSTRUCTION DRIVEWAYS ONTO THE PUBLIC WAYS TO PREVENT THE TRACKING OF SEDIMENT OFF-SITE.
- ANY SEDIMENTATION OR EROSION DAMAGE CAUSED AS A RESULT OF THIS PROJECT TO ANY WETLAND RESOURCE AREAS OR IDENTIFIED WETLAND BUFFER ZONES BEYOND THE LIMIT OF WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AND RESTORE AT NO COST TO THE OWNER. IF SEDIMENT REACHES THESE AREAS, THE OWNER SHALL BE CONTACTED IMMEDIATELY BY THE CONTRACTOR. A PLAN FOR ABATEMENT OF THE PROBLEM AND RESTORATION SHALL BE PREPARED BY THE CONTRACTOR AS SOON AS POSSIBLE.

- EROSION CONTROL BARRIER SHALL BE INSTALLED AS INDICATED ON THE PLANS AND AS REQUIRED BY THE OWNER OR HIS REPRESENTATIVE TO ADDRESS FIELD CONDITIONS.
- ALL POINTS OF CONSTRUCTION EGRESS AND INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS.
- DEWATERING ACTIVITIES SHALL BE CONDUCTED SUCH THAT ANY WATER PUMPED FROM EXCAVATIONS WILL BE CONVEYED BY HOSE TO AN UPLAND AREA (MINIMUM 100 FEET FROM ANY WETLAND RESOURCES AREA) AND DISCHARGED TO HAY BAY CORRALS OR SEDIMENTATION BAGS AS DETAILED ON PLANS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE ORDER OF CONDITIONS ISSUED FROM THE PROJECT.
- SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS AND AFTER EACH STORM EVENT OF 1 INCH OR GREATER DURING CONSTRUCTION TO INSURE THAT CHANNELS AND PIPES ARE CLEAR OF DEBRIS AND THAT THE EROSION BARRIERS ARE INTACT.
- SANITARY WASTE GENERATED DURING CONSTRUCTION WILL BE DISPOSED OFFSITE BY AN APPROVED LICENSED WASTE HAULER.
- CONSTRUCTION SITE WASTE MATERIALS WILL BE PROPERLY STORED ON SITE AND DISPOSED OFFSITE AT A LOCATION IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.

FILING OF AN EPA - NPDES PERMIT AND PREPARATION OF A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND CONSTRUCTION AND PERMANENT OPERATION AND MAINTENANCE PLANS WILL BE GENERATED, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

PRELIM. PLAN FILED: 10/01/16
 HEARING HELD: 11/7/16 & 12/20/16
 PRELIM. PLAN APPROVED 12/20/16
 DEFINITIVE PLAN FILED: 3-21-17
 HEARING HELD: 4-16-17, 6-20-17, 9-5-17
 DEFINITIVE PLAN APPROVED 9-5-17, 1-23-18

APPROVED _____ SUBJECT TO TERMS AND CONDITIONS STATED IN A "MEMORANDUM OF DECISION" DATED _____ BETWEEN THE GROVEAND PLANNING BOARD, ON BEHALF OF THE TOWN OF GROVELAND AND _____

A COPY OF WHICH DECISION IS RECORDED HEREWITH AND SUBJECT ALSO TO RECORDING OF THIS PLAN AND SAID DECISION IN SOUTH ESSEX REGISTRY OF DEEDS ON OR BEFORE _____

APPROVED _____ SUBJECT TO TERMS AND CONDITIONS OF A COVENANT DATED _____ GROVELAND PLANNING BOARD.

GROVELAND TOWN CLERK:
 I HEREBY CERTIFY THAT NO APPEAL HAS BEEN FILED WITHIN THE 20 DAYS AS PRESCRIBED BY M.G.L. CHAPTER 41, SECTION 81 B-B.

TOWN CLERK _____ DATE _____

PURSUANT TO GROVELAND (R&R) SECTION 3.3.2.7, WE OFFER THE FOLLOWING DESCRIPTION OF THE PROPOSED BMP'S TO BE USED FOR THE PROJECT.

THE FOLLOWING LONG TERM BEST MANAGEMENT PRACTICES ARE PROPOSED TO MEET DEP STORMWATER MANAGEMENT REGULATIONS:

- DEEP SUMP CATCH BASINS WITH OIL/GREASE HOODS;
- STORMCEPTER MODEL STC-900 PROPRIETARY VORTECHNIC TREATMENT UNIT.
- INFILTRATION CHAMBER BED WITH PRETREATMENT PRIOR TO RECHARGE.
- INFILTRATION BASIN WITH SEDIMENT FOREBAY.
- ROOF RUNOFF DRYWELL/CHAMBERS MAY BE REQUIRED.

THE FOLLOWING TEMPORARY CONSTRUCTION PHASE BEST MANAGEMENT PRACTICE WILL BE UTILIZED TO MEET DEP STORMWATER MANAGEMENT REGULATIONS:

- TEMP. EROSION CONTROL MEASURES SUCH AS STAKED HAYBALES AND SILT FENCING, OR SILT SOCKS AS APPROPRIATE.
- SOIL STOCKPILES PROTECTED BY TEMP. EROSION CONTROL DEVICES.
- STABILIZED CONSTRUCTION ENTRANCE TO PREVENT SEDIMENT TRACKING ONTO TOWN R.O.W.
- PROTECT CATCH BASIN INLETS WITH PROPRIETARY SILT SOCKS, OR FILTER FABRIC, STONE FILTER AND HAYBALES.
- PROTECT OTHER DRAIN INLETS WITH EROSION CONTROL DEVICES.
- STORE CONSTRUCTION EQUIPMENT OUTSIDE OF ALL ENVIRONMENTAL REGULATORY SETBACKS.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED:
 TOWN OF GROVELAND.
 PLANNING BOARD:

James M. Fager
Ralph G. Caron
Sean Chandler

DATE: 6/19/18

FOR PLANNING BOARD USE

CALL TOLL FREE 1-888-DIG-SAFE (1-888-344-7233) 72 HOURS IN ADVANCE



I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

WILLIAM G. HOLT
 PLS,RS,SE
 83 W. MAIN STREET
 MERRIMAC, MA 01860
 TEL: (978) 346-7873

GRAPHIC SCALE
 1 inch = 40 ft.
 (IN FEET)
 40 0' 20 40 80
 12 0 12 24
 (IN METERS)

SHEET TITLE:
EROSION & SEDIMENTATION CONTROL SITE PLAN

DRAWN:	SEH, WGH
DESIGNED:	WGH, TDB
CHECKED:	WGH, TDB
DATE:	17-MAR-2017
CAD FILE:	WGH/BW-16/BW_SH6_PRE
JOB No.	#16-051-PB_PS
LOCUS REF BK 25614 PG 448	DEED(S): REF BK 15008 PG 457

REVISION:	BY
2-AUG-17	REV. COMM WGH/TB
29-AUG-17	REV. COMM WGH/TB
14-SEPT-17	INT. REV. WGH/TB
16-SEPT-17	REV. COMM. WGH/TB

SHEET No. **12 OF 13**

PLAN BOOK 466 PLAN
 ESSEX REGISTRY OF DEEDS, SA DIST
 SALEM, MASS.
 Received JUNE 21 2018
 with _____
 Rec'd _____
 About Jul 20 2018
 Registrar of Deeds (13 PAGES)

FOR REGISTRY USE ONLY

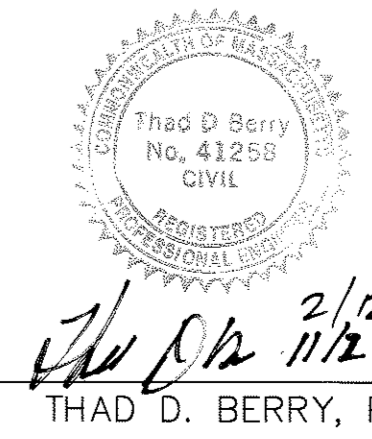
DEFINITIVE SUBDIVISION PLAN BILLIS WAY

LOCATED IN GROVELAND MASSACHUSETTS PREPARED FOR OWNER/APPLICANT JAMES BILLIS STEVEN BILLIS DEBORAH BILLIS 157 MAIN STREET GROVELAND, MA 01834

PREPARED BY WILLIAM G. HOLT PLS,RS,SE

83 W. MAIN STREET MERRIMAC, MA 01860 TEL: (978) 346-7873

ASSESSOR'S DATA:
 GROVELAND MAP: MAP 06
 PARCEL: 06 & 07



Thad D. Berry
 2/2/18
 11/2/17
 THAD D. BERRY, PE

MEMORANDUM OF DECISION, BILLIS WAY
(FINAL 01-31-2018)

A public hearing was duly advertised and held on April 16, 2017 continued to June 20, 2017 and July 25, 2017. continued to and closed on September 5, 2017. The hearing was reopened under MGL Chapter 41 Section 81W for purposes of numbers 36, 37, 38 and 39 below. A peer review by Groveland Water and Sewer for sewer connections was also performed. After hearing and consideration of the testimony and evidence of all parties present, and upon due consideration of the Zoning By-Laws, the Planning Board hereby approves the submitted subdivision plan with the following conditions/restrictions:

This decision is rendered on January 23, 2018 subsequent to the hearing on April 16, 2017 submission/Application for approval of a certain definitive subdivision plan relative to a parcel of land in Groveland, Massachusetts located off Main Street shown as Billis Way.

1. Prior to the issuance of Building Permits the Applicant will provide documentation that the Memorandum of Decision, Forms E & F or Substitution Performance Guarantee as outlined in M.G.L. Chapter 41, Section 81-U and subject Definitive Plans are recorded in the Essex County Deed Office. No work shall begin on this project prior to this recording, this includes the clearing of any trees.

2. No roadway construction to be executed without notification of the Planning Board and permission from the Road Commissioner Town of Groveland. Notification must be no less than 10 days as required by Groveland By Laws.

3. Due to the unique geographical features of this parcel and due to adjacent wetlands and to protect present inhabitants/abutter's health, safety and welfare; The Planning Board requires that the actual use of the lots contained therein and the subject parcel shall conform to the intended use of these lots by the Planning Board contained in the original Memorandum of Decision.

All buildable lots contained in the subject parcel of land are approved for single family dwellings only. It is the determination of The Planning Board that the spirit and intent of the Town of Groveland Zoning By Laws and applicable Massachusetts General Laws would be violated by any use other than Residential Single Family Dwellings.

4. All electric and utility service to the lots shall be underground.

5. Include on the Definitive Plan the location of all utilities as required by the Town of Groveland By-laws, Planning Board Rules and Regulations, Appendix C (h).

6. The Planning Board requires that the Owner/Applicant/Developer shall locate the Shade Trees a no closer than 5 feet (5') nor more than 20 feet (20') from the right-of-way line at the locations noted on the plans, but at the discretion of the Applicant based upon actual location of the structures on the lots.

7. This decision shall be binding upon the executors, heirs, administrators, devisees, successors, and assigns of the applicant.

8. Street lighting shall be of a type, and set at a distance as determined by the Town of Groveland Municipal Light Department.

9. The Owner/Applicant/Developer shall obtain general liability insurance covering the development in the amount of Five Million Dollars (\$5,000,000.00), and further that the Owner/Applicant/Developer shall indemnify and hold harmless The Town of Groveland from any and all claims which may arise from the development and construction relating thereto.

10. The Planning Board shall at the Owner/Applicant/Developer expense hire an independent third party to oversee and verify for the Planning Board the important construction milestone events of this development. Said third party shall be responsible to, and report to The Planning Board, shall file written reports as deemed necessary by The Planning Board to the Planning Board and other Town Boards as required.

It is the Applicants responsibility to notify the said third party and other Town Officials to arrange these required inspections, which are: the installation of the erosion control measures, drainage system, roadway subgrade, compacted gravel sub-base, electric & utilities, binder and finish coats of compacted bituminous concrete pavement and other items as required by the Town of Groveland By-Laws or as directed by The Planning Board.

11. Violations of any terms of this decision or Covenants relating thereto shall be just cause for Rescission, Modification or Amendment pursuant to Massachusetts G.L. c. 41 §81W.

12. This Decision is based on the acceptance of the Definitive plan by the Town of Groveland Board of Health, and the Town of Groveland Conservation Commission. Any objection by the previously mentioned Town Boards to the Definitive Plan, or lots contained therein shall NEGATE the acceptance by the Planning Board for the Definitive plan, or the lots affected by the aforementioned decision.

13. The project roadway shall have a cross section comprising of twenty four inch (24") of compacted gravel as follows, twelve inch (12") of Gravel Borrow Type B (M 1.03.0) placed in two six inch (6") compacted courses, overlaid by 8" of processed gravel (M1.03.1) in two four inch (4") compacted courses as outlined in Massachusetts Highway Department specifications, a four inch (4") compacted bituminous binder in two inch (2") lifts, and a two inch (2") inch compacted bituminous concrete overlay/topcoat all hot applications.

14. Submission of a partial As Built plan of the subdivision shall be completed and filed with the Planning Board by the Applicant prior to the release of any lots.

15. Submission of a Final As Built plan of the subdivision and petition for road acceptance shall be completed and filed with the Planning Board by the Applicant prior to conveyance of the last lot in the subdivision or prior to the release of the performance guarantee.

16. All other Town of Groveland By-Laws not mentioned, but relevant to this Decision, shall be adhered to, otherwise this Decision shall become Null and Void.

17. The Owner/Applicant/Developer shall complete Groveland Subdivision Rules and Regulations Forms E and F, for the compliance of the Performance Guarantee as Required by Massachusetts General Laws, Chapter 41, as noted above.

18. The Owner/Applicant/Developer shall also post the following signs:

A. "Stop" sign and painted "Stop Bar" at the intersection of the proposed development and Main Street.

B. Street sign with the name of the proposed street for the subdivision at the intersection of the proposed development and Main Street.

19. All buildable lots contained in the subject parcel of land are approved for single family dwellings only.

20. No additional Mortgages or Liens may be applied to any lots in the subdivision which the Town of Groveland is holding as security.

21. Vital Access must be maintained at all times and is the sole responsibility of the Owner/Applicant/Developer. This access includes plowing, sanding and general up keep until the road acceptance by the Town of Groveland.

22. Driveways must be accessible for Emergency Vehicles and approved by the Groveland Fire and Police Chiefs.

23. All requirements, if any, of the Massachusetts Department of Transportation must be met and a copy of any authorizations or approvals filed with the Planning Board.

24. Groveland Board of Health approval and a copy of their decision shall be filed with the Planning Board concerning each individual lot as to potable water and septic or sewer approval.

25. The Planning Board has approved the Definitive Plan with the following waivers;

A. Section 4.1.5.2 of the Rules and Regulations requires that roadway monuments be constructed of granite with an embedded brass plug. This requested waiver will allow for use of monuments constructed of concrete with an encased iron rod. The alternate monument construction will allow for the easier location of the installed monuments and will not impact the layout, safety or operation of the roadway.

B. Section 4.3.7 of the Rules and Regulations requires that an easement be provided at the end of proposed roadway that does not extend to the adjacent property to allow future extension of the roadway. The adjacent property at this subdivision is the Town's well field and extension of the public roadway is not desired by the Town. As a public benefit the Billis Way Subdivision will preserve the existing woods road which will provide an alternative access way to the Towns well fields. A lockable gate will be provided at the cul-de-sac. The proposed subdivision includes an emergency access drive which will provide an alternate means of access and egress for emergency vehicles.

C. Section 4.3.7.1 and Section 4.3.11.1 of the Rules and Regulations require that permanent cul-de-sac streets be limited in length to seven hundred fifty feet (750'). Due to the existing topography, stream and adjacent property uses (cemetery and municipal wellfield) the roadway could not be extended to connect to another street. The waiver will allow the construction of the roadway to a length of approximately eight hundred seventy four feet (874') as shown on the Definitive Plan. The extension of the roadway will allow the Applicant to provide additional buffer to the adjacent cemetery.

D. Section 4.3.11.5 of the Rules and Regulations requires that cul-de-sacs include a landscaped island surrounded by granite cobbles. This requested waiver will allow for elimination of the landscaped island and granite cobbles, such that the cul-de-sac will be comprised of a paved surface only. The waiver of these requirements will aid with maneuverability and in the long term maintenance of the street by the Town's Department of Public Works. The cobbles in particular are likely to be damaged or dislodged over time by snow plow trucks. The requested waiver will not impact the turning radius necessary for the cul-de-sac as that remains in place at 24 feet (24') in a finished traveled way.

E. Section 4.9.3 of the Rules and Regulations requires that the installation of sidewalks on both sides of the street. The requested waiver will allow for the installation of sidewalk on one side of the street. The installation of only one sidewalk will accommodate the establishment of a buffer between the proposed roadway and the abutting cemetery and will reduce impervious area.

F. Section 5.6.3 of the Rules and Regulations requires the use of reinforced concrete pipe for the roadway drain pipe. The requested waiver will allow for the use of HDPE pipe which provides better hydraulic capacity and is an acceptable substitute.

26. The Planning Board grants the Special Permit for affordable housing pursuant to Section 10.1.8 of the Zoning Bylaw and requires the Owner/Applicant/Developer to pay \$80,000 as the affordable housing payment based upon the Department of Housing and Community Development that the affordable price for a for sale single family home equal to what is being proposed is calculated to be \$234,000.00 in Groveland. As a result, in accordance with Section 10.1.8 of the Zoning Bylaw, 50% of the difference between the affordable price and the market rate price (\$450,000) would be \$108,000. As a result, the bylaw provides that the payment will be 50% of the difference between the affordable price and market rate price or \$80,000 whichever is lower.

27. No building permit for any dwelling unit shall be granted by the Building Inspector until all drainage facilities and associated structures, including pipes and drainage swales, have been completed to the satisfaction of the Planning Board, or adequate security has been provided therefor. No building permit for any dwelling unit shall be granted by the Building Inspector until the roadway to serve such unit has been completed to the satisfaction of the Planning Board and adequate security is in place to assure the completion of construction.

28. During construction all local, state, and federal laws shall be followed regarding noise, vibration, dust, and blocking of town roads. The Applicants shall at all times use all reasonable means to minimize inconvenience to residents in the general area. Construction of the proposed ways and services shall not commence on any day before 7:00 A.M. and shall not continue beyond 6:00 P.M. There shall be no construction of the proposed ways and services on any Sunday or federal legal holiday.

29. The Applicant shall meet with the Board's review engineer at least seventy-two (72) hours prior to the commencement of any construction to hold a pre-construction conference.

30. The Owner/Applicant/Developer shall install a lockable vehicle gate at entrance to the proposed access to the Town Well Field.

31. The Owner/Applicant/Developer shall install a lockable fence gate at the west end of the emergency access drive on Parcel A.

32. On Sheet 11 of the Definitive Plan the invert elevation of the twenty four inch (24") horizontal orifice shown on the Basin 10 Outlet Control Detail shall match the elevation of the emergency spillway, Elevation 31.0.

33. Prior to the release of any lots the Owner/Applicant/Developer shall establish drain easements, as shown on the Definitive Plan, within Lot 4, Lot 5 and Parcel B. These easements shall be recorded on the deeds of these properties and proof of the recording shall be provided to the Planning Board.

34. Prior to the release of any lots the Owner/Applicant/Developer shall establish twenty-foot (20') no cut easements along the rear property lines of Lot 1 and Lot 2, and a fifteen-foot (15') no cut easement along the western side property line (adjacent to cemetery) of Lot 3. These easements shall be recorded on the deeds of these properties and proof of the recording shall be provided to the Planning Board.

35. Prior to the release of any lots the Owner/Applicant/Developer shall establish an access drive basin maintenance easement along the eastern side property line of Lot 3. The easement shall be recorded on the deed of these property and proof of the recording shall be provided to the Planning Board.

36. Continued Discussions with the Groveland Water & Sewer Board shall continue to a mutual decision on Water and Sewer infrastructure, length, size and type of pipe for both Water and Sewer per GWSB specifications and per the Subdivision Control Law of Groveland.

37. Parcels A and B shall be deeded to Town of Groveland upon acceptance of Billis Way Subdivision by Groveland Planning Board.

38. Parcel A shall be deeded to the Town of Groveland with an agreed upon road and a gate into the Groveland Cemetery for pass and repass by Town vehicles.

39. Parcel B shall be deeded to the Town of Groveland including the retention pond which will serve both the Billis Way Subdivision and the Groveland Cemetery for storm water runoff. It will also serve as a service way into the Well Four area and also protect the stream that flows through the area.

40. A deed restriction shall be placed on Lot 3 restricting the use of plant and lawn fertilizers to organic products as approved by the Groveland Water Department. Use of salt for ice melting is prohibited. Proof of recording of the deed shall be furnished to the Planning Board prior to the issuance of a building permit for Lot 3.

41. The construction of the on-site and off-site water and sewer utilities improvements for the Billis Way Subdivision shall conform to the recommendations presented in Environmental Partners Group "Groveland Water and Sewer Subdivision Review" memorandum dated January 18, 2018 prepared for the Groveland Water and Sewer Department.

PRELIM. PLAN FILED: 10/01/16
HEARING HELD: 11/7/16 & 12/20/16
PRELIM. PLAN APPROVED 12/20/16

DEFINITIVE PLAN FILED: 3-21-17
HEARING HELD: 4-16-17, 6-20-17, 7-25-17, 9-5-17
DEFINITIVE PLAN APPROVED 1-23-18

GROVELAND TOWN CLERK:
I HEREBY CERTIFY THAT NO APPEAL HAS BEEN FILED WITHIN
THE 20 DAYS AS PRESCRIBED BY M.G.L. CHAPTER 41, SECTION 81 B-B.

TOWN CLERK _____ DATE _____

APPROVED _____ SUBJECT TO TERMS AND
CONDITIONS STATED IN A "MEMORANDUM OF DECISION" DATED
_____ BETWEEN THE GROVEAND PLANNING
BOARD, ON BEHALF OF THE TOWN OF GROVELAND AND

A COPY OF WHICH DECISION IS RECORDED HERewith AND SUBJECT
ALSO TO RECORDING OF THIS PLAN AND SAID DECISION IN SOUTH ESSEX
REGISTRY OF DEEDS ON OR BEFORE _____

APPROVED _____ SUBJECT TO TERMS AND
CONDITIONS OF A COVENANT DATED _____

_____ GROVELAND PLANNING BOARD.

23/466
13 PLANS

PLAN BOOK 466 PLAN 23
ESSEX REGISTRY OF DEEDS, SO. DIST
SALEM, MASS.
Received JUNE 21 2018
with _____
Rec. # _____
Airt _____
Register of Deeds (13 PLANS)

FOR REGISTRY USE ONLY

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED:
TOWN OF GROVELAND.
PLANNING BOARD:
James M. Freer
Robert Conant
Ryan Chadler
DATE: 6/19/18

FOR PLANNING BOARD USE ONLY

PLAN REFERENCES:

PL BK 306 PL 92
PL BK 137 PL 57
PL BK 198 PL 42(1985 E.C.L.O.#3212)
PL BK 121 PL 7
PL BK 157 PL 74
PL BK 177 PL 15
PL BK 357 PL 9 RES(SINGLE FAMILY)
PL BK 98 PL 31

ZONING DIMENSIONAL DATA:

ZONING DISTRICT:
MINIMUM AREA REQ'D: 30,000 S.F.
MINIMUM FRONTAGE REQ'D: 150'
MINIMUM WIDTH REQ'D: 120'
MINIMUM YARD REQ'D:
FRONT: 30'
SIDE: 15'
REAR: 15'

ZONING DIMENSIONAL DATA:

ZONING DISTRICT: (B) BUSINESS
MINIMUM AREA REQ'D: 30,000 S.F.
MINIMUM FRONTAGE REQ'D: 150'
MINIMUM WIDTH REQ'D: 120'
MINIMUM YARD REQ'D:
FRONT: 30'
SIDE: 10'
REAR: 10'

OWNERS:

TAX MAP 6 LOT 6
LOCUS DEED: 15008 PG 457
CONSTANTINE BILLIS

TAX MAP 6 LOT 7
LOCUS DEED: BK 25614 PG 448
CONSTANTINE BILLIS
STEPHEN BILLIS
DEBORAH BILLIS

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED:
TOWN OF GROVELAND.
PLANNING BOARD:

DEFINITIVE SUBDIVISION PLAN
BILLIS WAY

LOCATED IN
GROVELAND
MASSACHUSETTS
PREPARED FOR
OWNER/APPLICANT
JAMES BILLIS
STEVEN BILLIS
DEBORAH BILLIS
157 MAIN STREET
GROVELAND, MA 01834
PREPARED BY
WILLIAM G. HOLT
PLS,RS,SE

83 W. MAIN STREET
MERRIMAC, MA 01860
TEL: (978) 346-7873

ASSESSOR'S DATA:
GROVELAND MAP: MAP 06
PARCEL: 06 & 07

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

WILLIAM G. HOLT
No 39688
JULY 2018
WILLIAM G. HOLT PLS #39688
2-12-18

GRAPHIC SCALE
1 inch = 40 ft.
(IN FEET)
40 0' 20 40 80
12 0 12 24
(IN METERS)

SHEET TITLE:
PLANNING BOARD
DECISION & WAIVERS

DRAWN: SEH, WGH
DESIGNED: WGH, TDB
CHECKED: WGH, TDB
DATE: 17-MAR-2017
CAD FILE: WGH/BW-16/BW_SH6_PRE
JOB No. #16-051-PB_PS

LOCUS REF BK 25614 PG 448
DEED(S): REF BK 15008 PG 457

REVISION : BY
1-23-18 WGH



TOWN OF GROVELAND

Municipal Light Department

944 Salem Street, Suite A
Groveland, Massachusetts 01834
(P) 978-372-1671 (F) 978-469-5009
www.grovelandlight.com

3/11/2024

To: Groveland Board of Selectmen

Town Administrator Rebecca Oldham

Town Planner Annie Schindler

The Groveland Municipal Light Department has conducted a review of the submitted as-built drawings for Billis Way. We have found that the drawings are accurate in portraying the underground utilities that have been installed in the development.

Kevin Snow

General Manager/Lineman 1st Class

Groveland Municipal Light Department

Annie Schindler

From: Robert Valentine
Sent: Wednesday, March 6, 2024 10:30 AM
To: Annie Schindler
Subject: RE: Billis Way - Street Acceptance

Morning Annie,

Billis Way has the approval of Fire Department for acceptance.

Thank You,

Chief Valentine

From: Annie Schindler <ASchindler@Grovelandma.com>
Sent: Wednesday, February 28, 2024 12:25 PM
To: Robert Valentine <rvalentine@Grovelandma.com>
Subject: Billis Way - Street Acceptance

Hi,

Billis Way is looking to get accepted at this upcoming Town Meeting and the process starts with the BoS "laying out the way". I'm putting a packet together for their meeting and I was wondering if GFD could provide a letter/email that notes everything from your perspective is good to go? Hydrants are in, trucks can turn at the end of the street, etc.

Let me know if you have any questions.

Thank you!

Best,

Annie Schindler
Town Planner & Conservation Agent
Town of Groveland | 978.556.7214

The Secretary of the Commonwealth's Office has determined that most e-mails to and from municipal offices and officials are public records. Consequently, confidentiality should not be expected.



Town of Groveland

Water and Sewer

23 School Street
Groveland, MA 01834
Phone: 978.556.7200

February 28, 2024

To whom it may concern,

The Groveland Water and Sewer Department has received the preliminary As-Builts and separate water tie- cards for the Billis Way Subdivision. The Water tie cards are acceptable.

It should be noted that no sewer tie-cards were provided. The sewer system was inspected by Water and Sewer Department staff as it was installed, but it is the responsibility of the developer to provide the as-built drawings and tie-cards for each lot. This was not completed due to the passing of the contractor who installed the sewer.

While all infrastructure on a homeowner's lot is fully owned by the homeowner, the Department likes to have the location of all sewer stubs, sewer laterals, and sewer service lines heading to the property to be able to provide to the owner/Dig Safe. The Department will not be able to provide this to homeowners on Billis Way, instead the property owners will have to hire a company to camera their sewer line to find the location of these utilities. The department will be able to provide information on the sewer manholes and sewer main that are located within the Billis Way roadway and take ownership of that infrastructure.

Respectfully,

Colin Stokes

Superintendent

Groveland Water and Sewer Department

ARTICLE 3: To see if the Town will vote to stagger the terms of the members of the Planning Board such that: (a) the membership seat currently occupied by XXXX which is set to expire in 2028 shall appear on the ballot of the annual Town election in 2028 for a term expiring in 2029, at which point the seat shall again appear on the ballot at the annual Town election in 2029 for a term of five (5) years expiring in 2034 and every five years thereafter; and (b) the membership seat currently occupied by XXXXX which is set to expire in 2028 shall appear on the ballot of the annual Town election in 2028 for a term expiring in 2030, at which point the seat shall again appear on the ballot at the annual Town election in 2030 for a term of five (5) years expiring in 2035 and every five (5) years thereafter; or take any other action relative thereto.



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
Chris Goodwin
DJ McNulty
Jason Naves, Associate

Board/Committee Name: PLANNING BOARD
Date: TUESDAY, October 30, 2023
Time of Meeting: 7:00 PM
Location: Town Hall, 183 Main Street
Groveland, MA 01834

APPROVED 3-19-2024

Present: Brad Ligols, DJ McNulty, Jason Naves, Walter F. Sorenson Jr.,

Absent: John Stokes III, Chris Goodwin

Staff Present: Annie Schindler (Town Planner & Conservation Agent)

Public Present: Steve Glowacki (912 Salem Street *representative*), William Bryan III (912 Salem Street *owner*), Mark Abare (912 Salem St *applicant*), Craig & Kathy Weaver (25 Cannon Hill Ave), Peter Ellison (TEC), Jameson & Kelly Pelkey (6 Homestead Ln)

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: Sorenson motions to open the meeting. McNulty seconds the motion. Voted all in favor, the motion passes.

PUBLIC HEARING

NEW 912 SALEM STREET: In accordance with General Laws, Chapter 40A, as amended, Groveland Zoning Bylaw Section 13, and Groveland Stormwater Bylaw and Regulations, the Board will hear the application made by Mark A Abare, for the premises located at 912 Salem St Map 41 Lot 095, in the Industrial (I), Residential 1 (R1), and Residential 2 (R2) Zoning Districts, and owned by William T Bryan III, for a Site Plan Approval and Stormwater Management and Land Disturbance Permit. The application is for the construction of a contractor's yard and associated site work for the project.

Ligols: *Reads the above notice.*

Glowacki: I'm Steve Glowacki, representative for the project with RJ O'Connell. We started with the Zoning Board and have since also applied for a permit with the Conservation Commission. We have also begun the process of peer review with TEC. The overall site is 22.3-acres with a residential home and associated structures. For this application, the entirety of the development will be close to the street, this was done to avoid turtle habitat while also meeting the needs of the applicant. Access to the site is currently provided by a driveway on Salem Street. The property is in three districts, but what we are proposing to be developed will be fully in the Industrial Zone. There is a 22,000 sq ft building with parking on both sides, with garage doors on both sides. It will be built to spec with no tenants when built. Stormwater for the site will generally be collected on the north side of the parcel, which will be sent to a stormwater basin. We will be making one pond a subsurface system. For the south side it will be collected through catch basins, etc. and will be sent to a basin on the west side of the site. It will mitigate, treat, and

clean the water before discharging. We did do some soil test pits on the site. We are compliant with Zoning. The modified plan shows a smaller building and it moved towards the south side of the lot, this was done after conversations with the Conservation Commission. We also clarified where the trash would be with an enclosure and gate.

Sorenson: So, it is a very large building on a very large parcel. Is this mostly treed right now?

Glowacki: The area around the existing buildings is clear, and we will be pushing out the tree line a bit more.

Sorenson: How many acres are you clearing?

Glowacki: I'm not sure off the top of my head. The back portion will be cleared out to the edge of the basin. A lot of that area is scrub. We are trying to maintain as many trees as possible. We will be filling in the back as the front portion of the lot is higher than the back. We will have some retention walls.

Ligols: Are you doing a chemical catch basin?

Glowacki: No, we will have the hoods, sumps, particle separators, and then we will discharge them into the basins. We have provided our calculations, and based on those we think they meet all the requirements.

Ligols: Depending on the use I don't know how TEC feels about the catch basins.

Glowacki: I see, you're worried about what businesses could be stored in the building.

Sorenson: This proposed tree line, is this proposed or existing?

Glowacki: The intent of the grading is to pull the tree line back, and we also have a robust landscaping plan. We are using larger trees around the border of the parking area; we don't want to fully screen the front so there is visibility from the road.

Sorenson: Those are being brought in by treescape?

Glowacki: We're bringing in trees that would be able to mature. The proposed tree line shown will be the remnants of the existing tree line of the site.

Ligols: Is this a phased project?

Glowacki: This is not a phased project. There are hurdles we would need to address to do that, wetland crossing, turtle habitat, for example. This project is outside of the turtle habitat. We have no further plans at this site, at this time. In terms of utilities, we will be pulling gas and water from Salem Street. We know we will have to coordinate with the Electric Department. We will have a septic system as well; its location is based on several setbacks. From a parking perspective, we looked at the ITE modeling and how many spaces would typically be used. We're showing a requirement of 36 spaces based on floor area and use.

Sorenson: Do you have an architectural plan yet?

Glowacki: No not yet, but we have provided some photos of what we are looking to do. A floor plan would just show a vacant building as we have no tenants yet.

Sorenson: How many fire hydrants?

Ligols: That's going to go to the Chief.

Glowacki: There is currently one in front.

Ligols: Depending on the use, the catch basin in a hood going to be okay? We have a lot of wetlands in the back. In Zoning a couple of comments were that we would like to see a wider lane into the site, some kind of a circle for turning for fire trucks and larger trucks.

Glowacki: We have compiled some turning exhibits for fire trucks, trash trucks, and box trucks. A tractor trailer should be fine if we widen the entrance. Additionally, we showed that a box truck could swing through the roll up doors that are on both sides, so they could theoretically get through the last two.

Ligols: That would mean that the last unit would not be rented.

Glowacki: No, we were more so showing this as the last unit will be the most difficult to get in and out of but they have this option got getting in and out.

Sorenson: You need to make access to the back of the building for fire.

Glowacki: One of the challenges with that is working with the Conservation Commission and they stipulate that parking must be outside of the buffer zone, so we would be impacting that a bit more. The challenge is the pavement in that area.

Ligols: Mike Dempsey is going to have to see the interest for public safety. It doesn't need to be paved.

Sorenson: Hammerheads don't work, from experience.

Glowacki: Sure, we can look into that.

Ellison: I'm Peter Ellison, with TEC the peer reviewer for the Planning Board. We had a good meeting with RJ O'Connell. To answer the previous question about stormwater, they were able to meet the treatment requirement through the parcel separators. I don't see how they would have a problem meeting that. Glowacki – have you shifted the location of the parking with the new plan to be outside of the 100-foot buffer?

Glowacki: Yes, that's correct. The goal was to shift everything out of the buffer zone. And the turning plan.

Ellison: Yes, that makes sense. One thing to take note of is that for uses like this, tenants sometimes like to store things outside. My recommendation is to only allow materials to be stored inside or to have designated outdoor storage areas.

Sorenson: Will vehicles be parked inside?

Glowacki: It depends, we're building it based on spec so we don't know who will be going in there.

Ligols: It's a heavily traveled road as well. For delivery there are some challenges there.

Sorenson: There's a signal going in there too. What triggered the lights going in there?

Ellison: It is one of the most dangerous intersections in the State according to the data.

Glowacki: To that point, we also supplied a traffic assessment of the property, primary focused on the sight line distance and the number of proposed uses. It's challenging because you're on the inside of the curve but based on the speed of the road they saw no issues. And Vanesse also reached out to the Town to get the information on the signal to take that into account.

Ligols: On the entrance of 24-feet, does that make sense for TEC?

Ellison: It can work with 24 feet, especially if the applicant isn't anticipating any full-size tractor trailers going in there.

Glowacki: We don't have any objection to widening it. We were just trying to make it more palatable for the neighborhood.

Naves: In terms of the 50-foot setbacks, in terms of pulling the building further away from the wetlands and giving some relief with that frontage?

Planner: That would require a variance through the Zoning Board.

Glowacki: Yes, we are pinched in by various aspects on this site.

Ligols: So, no floor drains of any type?

Glowacki: No, it would be a slab foundation. For the ZBA we had submitted a list of prohibitions, fertilizer plants, car graveyards, etc. for the Aquifer Protection Zone. The building designed wouldn't lend itself to much modification either.

Sorenson: What about people who wash their trucks inside? Where would their water go?

Abare: We aren't going to have internal car washes there.

Sorenson: But you have to prepare for that regardless.

Ligols: Ellison what do you think about drains?

Ellison: It would be under the building code.

Glowacki: I don't want to speak for Abare, but I assume there will be businesses that are not allowed to lease in the building.

Abare: There's a lot of "what ifs" right now so we just don't know. If we put drains in the floor, aren't we promoting that people like change their oil in there? I don't want that kind of business.

Discussion regarding business that could have floor drains and what that would mean for future planning for the site, etc.

Glowacki: We can talk to the team to try to prepare for all eventualities.

MOTION: Sorenson motions to continue the hearing to November 28th. Naves seconded the motion. Voted all in favor, the motion passes.

HOMESTEAD LANE: 30-foot no cut zone issue along Cannon Hill Ave.

K. Weaver: I live at 25 Cannon Hill Ave. I'm here for your help. Years ago, a development went up behind us, known as Homestead Lane. There were 5-6 houses that went up and there was supposed to be a 30-foot buffer zone between that property and ours. It seems like the neighbors are not keeping up with that. They are constantly in the buffer zone, constantly cutting trees, and there is nothing we can do about it. They do it on the weekend. We called the police and there is nothing they can do. We don't want any neighbor problems. We are trying to preserve the 30 feet. It is lot 6.

Sorenson: There was a 30-foot no cut, no clear, walking only, absolutely nothing zone. We have had violations before. I see that here the concern is that there are some dead trees. Normally if you want to take something down you must replant two trees. I understand the concern with dead limbs at the top.

J. Pelkey (6 Homestead Ln): We've had a couple of them fall, some on the house, deck area.

K. Pelkey (6 Homestead Ln): They are tall thin trees that are hitting the home. We have two kids, and we don't want them falling on them. We want to retain privacy and the area. We are not back there clearing things. We did last year and now we know we shouldn't have. That is why we are here now to get proper approval. We are just concerned about safety.

Ligols: If they come in with an arborist and a safety issue I don't see the problem.

Sorenson: Then they would still have to plant.

McNulty: It doesn't say in the bylaw that if they cut down a tree that they have to plant two more.

J. Pelkey: The bylaws say if there is a dead tree you can take it down.

Planner: You are referring to the covenant, not the bylaw. It doesn't specifically note in the covenant who is enforcement is, so I had our Building Inspector go and take a look. The Planning Board is the entity that allows for the removal.

K. Weaver: There are not enough trees back there.

K. Pelkey: Since we moved in, we haven't taken anything out back.

J. Pelkey: We've planted stuff since we've moved in.

McNulty: Part of Sam's comment is that they didn't know before and they are going through the proper process. He also notes that he can't tell where they were originally cut, which makes me think it wasn't very impactful.

Sorenson: I would like to go take a look at this so I can see what's going on. I want to see it from both sides. I want to keep that buffer zone there.

K. Weaver: There is no buffer zone left. There are trees but there used to be a wall but then the big stone wall was built. I can see through Homestead.

J. Pelkey: We aren't looking to take everything out.

McNulty: It doesn't seem like you have a problem with your neighbor, you just want to make sure that the buffer remains intact.

K. Weaver: I want to rebuild it. I've looked into pricing trees. I was hoping to ask you guys tonight because we were promised trees in 2017.

Ligols: Who promised that?

K. Weaver: The Board. The builder came in and asked to be released of his bond and the Board said only if you plant the trees you promised and he said yeah and there was no trees.

Ligols: You can't ask these homeowners to do that.

K. Weaver: I'm not. I'm just trying to rebuild nature. Would the Board be willing to help us to plant trees?

Ligols: We don't have a budget to plant trees.

Sorenson: I will be in touch to schedule a site visit.

MOTION: Ligols makes a motion that Wally goes out and does a site walk. *K. Weaver interrupts the motion.*

K. Weaver: So, what does that accomplish?

Sorenson: I want to see what it looks like.

K. Weaver: And then what?

Ligols: And then we will come back with some kind of solution.

Sorenson: And I want to look into some things.

Ligols: So, the motion would be that Wally, or any other board member go take a look at it to come up with some kind of solution.

K. Weaver: To rebuild it?

Ligols: I'm only one of a five-member board. The Pelkey's should contact an arborist to confirm that the trees are dead.

MOTION: McNulty seconds the above motion. Voted all in favor, the motion passes.

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

Planner: TEC is in the process of working on it. They only received authorization to start a couple of days ago.

Ellison: Yes, it will take two weeks.

Ligols: Do they have schedules on piping and hardware, or is it just the vault? We were supposed to hear updates on this every 3-6 months and we haven't. Do we have a timeline on when they want to start?

Planner: Before the winter freeze. I included the special permit from this in your meeting packet and it notes that the Board will be provided with them for review so that is why it is on the agenda.

Ligols recuses himself.

MOTION: McNulty makes a motion to promote Wally to chair. Naves seconds the motion. Voted all in favor, the motion passes. *No Ligols.*

15 NELSON STREET/GROVELAND SELF STORAGE: Bond reduction request.

Ellison: The only item we had outstanding what that there is a portion of Nelson Street that was supposed to be paved per the original plans from the entrance to the facility to Salem Street. The hydrant was placed in a different location than originally planned, but I think that was squared away with the Water Department. There's an open trench on the side of the road that I assume is there to finalize anything with the waterline before it is backfilled. So, if you close up those two items it comes up to about \$14,000. We know of the 40B project on Sewell St so we assume Nelson St will be dug up in the near future, so there is an argument whether it should be paved right now.

Sorenson: Well Nelson Street is a private way.

Planner: The Town Clerk has recently showed me a document she found that notes that it is a public way. I can get more information on that.

Ligols: The former Road Commissioner confirmed that it is a Private/Accepted Road.

Sorenson: So, the bond reduction is to \$14,000.

Ligols: When we came back and talked about Nelson Street, there is a dovetail at the end of the street, coming down it's pretty bad. So, we decided to bring water in through 833 Salem Street. There's a repair needed on the trench. It had passed the first test and hopefully will pass the second test tomorrow. The problem is the neighbors because they encroached on the right of way. We said we were going to put the

hydrant in so we don't have to touch Nelson St, so we don't have to put it back the way it was supposed to be. Once the hydrant is in, I would like it to be fully reduced. The existing facility will be basically complete, we are working on the as built now which will be submitted when the whole project is finished.

Sorenson: Do you want to just wait until you have the hydrant in to fully reduce it?

Ligols: We can do it all at once.

833 SALEM STREET: Construction update, request to reduce frequency of construction monitoring, and bond reduction request.

McNulty: The other part of this is to reduce the site inspections.

Ligols: Yes, I'm looking for every other week or when there is a rain event over .5 inches.

McNulty: Is this something we normally do?

Sorenson: Yes, based on stabilization.

Ligols: Foundations are going in now, the top of everything has been graded for the most part, the pond is in. The retention wall is in. The slab is all graded and will be formed and poured this week. The site is a bowl, there is nothing leaving the site, it's pretty stable. All of the stormwater features are in.

Ellison: There is a \$50,000 bond for stabilization. When we were there last Thursday the site was still an active construction zone, it was graded and compacted, but it is not fully stabilized. Is the intent to get it down this fall?

Ligols: The intention is to get binder down.

Ellison: Based on the current areas that are not stabilized, we recommend reducing the bond from \$50,000 to \$40,000. But it sounds to me like over the next week or two there will be more stabilized. It would be a higher percentage reduction if you wait. For the site inspections, I would recommend reducing it, it don't see it as a high-risk site.

McNulty: Then it makes sense to hold off on the bond reduction.

Ligols: I'm fine with that.

MOTION: McNulty makes a motion to reduce the frequency of the construction monitoring to bi-weekly from peer reviews. Naves seconds the motion. Voted all in favor, the motion passes. *No Ligols.*

Ligols returns to the board, Sorenson remains as acting chair.

MINUTES: Approval of the June 6, 2023, and June 20, 2023, meeting minutes.

Planner: Apologies the agenda should only have read the June 6, 2023, meeting minutes.

MOTION: Sorenson motions to approve the June 6, 2023, meeting minutes. McNulty seconds the motion. Voted all in favor, the motion passes unanimously.

ECONOMIC DEVELOPMENT COMMITTEE: Appoint a Planning Board member to the Economic Development Committee.

MOTION: Naves motions to nominate DJ for the Economic Development Committee. Ligols seconds the motion. Voted all in favor, the motion passes unanimously.

TOWN PLANNER UPDATE

Planner: At the last meeting the Comprehensive Master Plan was approved, and Inness and Associates submitted it to the MMA for their Comprehensive Master Plan awards. Billis Way has submitted their as built and TEC has done their first review. The taxes on the two parcels that are to be donated to the Town have been paid for. 895 Salem St, they have submitted their as built and TEC has done their first round of comments, they should be able to be on the next meeting for as built acceptance and bond reduction. Lastly, the Katie Lane/106 King Street is going well.

OTHER ITEMS NOT REASONABLE ANTICIPATED AT TIME OF POSTING

None.

NEXT MEETING November 28, 2023

ADJOURNMENT

MOTION: Sorenson motions to adjourn. McNulty seconds the motion. Voted all in favor, the motion passes unanimously.



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
Chris Goodwin
DJ McNulty
Jason Naves, Associate

APPROVED X-X-2024

BOARD: Planning Board
MEETING DATE: **November 23, 2023**
MEETING PLACE: Town Hall and Zoom
TIME: 7:00 PM
COMMISSIONERS PRESENT: B. Ligols, C. Goodwin, J. Naves
COMMISSIONERS ABSENT: D. McNulty, W.F. Sorenson Jr., J. Stokes III
GUESTS: Jay Ogden (27, 21, 37 Wood St), Craig & Kathy Weaver (25 Cannon Hill Ave), Aniela Ricci (20 Cannon Hill Ave)

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.

PUBLIC HEARING

Continued 912 SALEM STREET: In accordance with General Laws, Chapter 40A, as amended, Groveland Zoning Bylaw Section 13, and Groveland Stormwater Bylaw and Regulations, the Board will hear the application made by Mark A Abare, for the premises located at 912 Salem St Map 41 Lot 095, in the Industrial (I), Residential 1 (R1), and Residential 2 (R2) Zoning Districts, and owned by William T Bryan III, for a Site Plan Approval and Stormwater Management and Land Disturbance Permit. The application is for the construction of a contractor's yard and associated site work for the project.

Planner: The applicants are still working on revisions to the plan after meeting with the Conservation Commission.

MOTION: Goodwin motions to continue to December 19th in the back meeting room. Naves seconds the motion. Voted all in favor, the motion passes unanimously.

895 SALEM STREET: Acceptance of as built, reduction of bond, close out of escrow once all outstanding invoices have been paid.

Ligols: I went out to the site and the comments that TEC still had, and I think everything is addressed.

MOTION: Goodwin motions to accept the as built, reduce the bond, and close out the escrow account once all outstanding invoices have been paid. Naves seconds the motion. Voted all in favor, the motion passes unanimously.

27, 31, 37 WOOD STREET: ANR/Lot Line Change

Ogden: I'm looking to remove a portion of Lot 041-P that is behind 31 Wood Street to combine it, and then replace the area of land with other space at the back. It doesn't make any changes to frontage, it

doesn't really change anything except showing compliance with your new lot requirements, which are the hashed parts on the plan.

Ligols: What is the advantage of this?

Ogden: The abutter at 31 Wood St, their house was about 20 feet off the rear property line, and this would give them more privacy.

MOTION: Goodwin motions to accept the lot line adjustment on 27, 31, 37 Wood St. Naves seconds the motion. Voted all in favor, the motion passes unanimously.

833 SALEM STREET: Bond reduction request.

No quorum as Ligols must recuse himself.

15 NELSON STREET/GROVELAND SELF STORAGE: Bond reduction request.

No quorum as Ligols must recuse himself.

20 BARE HILL ROAD: Close out escrow account.

MOTION: Goodwin motions to close out the escrow account of 20 Bare Hill Road. Naves seconds the motion. Voted all in favor, the motion passes unanimously.

HOMESTEAD LANE: 30-foot no cut zone issue along Cannon Hill Ave.

Ligols: Sorenson was supposed to go out and do a site visit, but we have not heard from him regarding how those site visits went. I think in the best interest of all of those involved, we should wait until Sorenson comes back because I have no additional input. I don't want to waste anyone's time with no feedback. Nothing can happen until the Board has made a decision. One of the parties did give us a petition from 2015 for all of those who were opposed to the subdivision.

Planner: Yes, that is already in the file.

C. Weaver: I live at 25 Cannon Hill Ave. The reason that I dropped that off was because back before there was construction, we had concerns about water runoff, and when Sorenson gets back, he will show you the pictures. It is pronounced, there isn't even a question as to what is happening up there. Now the current homeowner is cutting more and more of the buffer zone. They took about a dozen trees the last time; they got about nine to eleven marked to cut again now. Our fear is that the more they cut, if you compare the pictures to what it looked like before to now, it's been stripped. Now the water issues are becoming more pronounced. We're asking the Board to stop what is going on now and take corrective action that should have been taken a long time ago.

Ligols: They were already told not to cut any more trees unless there are dead trees.

Planner: The homeowners at 6 Homestead Ln had an arborist go out to their home and do an evaluation and it is in the Boards packets. There are dead trees that they want to get removed.

C. Weaver: It wasn't all dead trees that they took down before.

Planner: The way the covenant is written, they must be approved by the Board prior to removal, but it doesn't really give the Board the right to deny them to remove trees that could harm their home.

C. Weaver: That would be every tree up there.

Naves: Only if they are dead, and that is what the arborist has come up with, which is what we requested to see. I know our Building Inspector went out there as well and he said they looked dead to him as well.

C. Weaver: I think his father made the intention that basically he was standing at the top of the hill taunting me and my wife saying "Poison ivy, ticks, it's all going, choppy, choppy" I'm not getting sucked into that I just ignored him. The intention is to clear it, and that is what's going to happen. We are having serious issues now. Serious washouts on the neighboring property, it's getting worse and worse. The undergrowth has been taken out, and now the trees are gone. We've had this concern since 2015 and

basically, we were told too bad. No measures were taken to protect us from water runoff, the buffer zone was originally supposed to be 75 feet and then it went back to 50 and then 30 feet, and now we don't even have the 30 feet. Which was reported to the Board at the time and the answer I got was to hire a surveyor and prove it when a Board member was called out there when it was happening. We just don't feel like there's any consideration given to the welfare of our property or homes or anything else through this whole thing. If you build a house 20 feet higher than the elevation of the house below it, the Board should have come back to us with a plan that protects the home from the runoff.

Ligols: Do we have the engineering reports? It's not like we can take the houses down now.

C. Weaver: I understand but we would like to see that area restored to at least give us some kind of buffer. You can't just keep removing all the vegetation and expect nothing to happen.

Ligols: I think it's the Board's intention to wait until we have the member who went out and took a look, but until we have the documentation we need, such as the site plan, stormwater management, peer reviews, etc. So, until we get our teeth into that, it's an approved plan with a peer review engineer.

C. Weaver: I understand, I just want you to understand where our expectations are. We are going to be made whole, the damage is going to be mitigated, something is going to happen other than "oh well too bad". The damage is ongoing and obvious. I could take a high schooler out there and they would be able to see the damage. It's kind of a no brainer. So, what we are looking for is for this to be mitigated. We were promised trees would be planted up there, but the bond was released, the developer was supposed to plant trees up there, and it was "oh we release the bond, sorry". This is all in the records. Nothing has been done to ensure the welfare of our properties throughout this entire thing. Not one effort has been made, now the damage is visible so that is where we're coming from. I know you guys weren't here and didn't know anything about it.

K. Weaver: I wish years ago we had a Board like this because after what I sat through the last meeting and the gentlemen found, you found everything that could go wrong, you picked up on everything. If we had you on the Board at the time that place would never have been built. I'm telling you right now. I had to get that out after all these years.

Ligols: I think the Board also probably weighed heavily on the peer review engineer.

K. Weaver: I had never realized because I had never gone through the buffer zone, and into their yards before, you can't even walk up the banking to get up into Homestead Lane, and I'm looking at it is going no wonder there's water. It is an unusable yard for them. It's like whoever designed that. And I know you didn't design it. The other Board approved it with no consideration to anyone. So, we have our things about Boards. If you could have seen it back in the day, it was like a mob.

Goodwin: I encourage you all to make the next meeting on the 19th to discuss further.

C. Weaver: One more point. I know that the Board has been told that they were not aware that it was a no cut zone, but they were. When they first moved in, they started cutting everything and I said guys, this is a no cut zone just so you know but they said they had been told they could do so, but they claimed again the last time that they didn't know they could.

Ricci: My name is Aniela Ricci and I live at 20 Cannon Hill Ave. I am here because I just learned of the issue with the Homestead Lane properties. I'm here because I am getting water in my home and also, I was advised by an appraiser that the soil underneath my home is being washed away and I'm concerned because the water from the development, I know we've had a lot of rain, and that it's washing away my foundation and I don't know what to do.

Ligols: So, the insurance company told you that you were having issues with your soil?

Ricci: Yes, I had mold and water coming in from the front of my home and when you step on my cellar floor, one part you can feel is solid and closer to the corner of my house it echoed. They denied my claim and they said that the soil underneath my foundation is washing away. I had a contractor come out and now I'm getting cracks in my ceiling, my house is slanting, and cracks in the basement floor as well, and I

was told that was from water. I know we've had a lot of water lately but now knowing about this situation I'm concerned.

Board: Thank you.

MOTION: Goodwin motions to continue the discussion on Homestead Lane to the next meeting on December 19th in the conference room. Naves seconds the motion. Voted all in favor, the motion passes unanimously.

MINUTES: Approval of the June 20, 2023, meeting minutes.

MOTION: Ligols motions to accept the June 20, 2023, meeting minutes. Goodwin seconds the motion. Voted all in favor, the motion passes unanimously.

TOWN PLANNER UPDATE

Planner: There will be a public engagement session for the Housing Production Plan on December 19th at 6 PM in the main meeting room of Town Hall. It will cover where people want to see housing in town, what type of housing, etc. MVPC is working with us on this project.

929 – 931 SALEM STREET: Review of vault storage plans

Planner: TEC has sent over their first round of comments, which I sent off to the applicants. At the last meeting the Board had asked for an update from the Building Inspector, and he noted that the last thing he received was from the attorney which noted that the tanks would be delivered September 6th, and the vault plan will be going to the Planning Board. That was the last update he got from them.

Ligols: When do they plan on putting in the vault?

Planner: It is still going through engineering review.

OTHER ITEMS NOT REASONABLE ANTICIPATED AT TIME OF POSTING

NEXT MEETING December 19th

ADJOURNMENT

MOTION: Goodwin motions to end the meeting. Naves seconds the motion. Voted all in favor, the motion passes unanimously.