



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, April 2, 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:

PUBLIC HEARING

NEW 6-8 ELM PARK – A public hearing in accordance with General Laws, Chapter 40A, as amended, for the application made by Rod Rivera, 97 Beach Street, Malden, for the premises located at 6-8 Elm Park Groveland, Map 10 Lot 013, located in the Business (B) Zoning District for a Special Permit for a Parking Reduction in accordance with Section 50-9.4 and Section 50-14.6 of the Groveland Zoning Bylaw due to an increase in parking for the operation of a restaurant.

929-931 SALEM STREET: Project update.

BILLIS WAY: Reduction of bond.

MINUTES: Acceptance of February 6, 2024, February 20, 2024, March 19, 2024, and March 25, 2024, meeting minutes.

OTHER ITEMS NOT REASONABLE ANTICIPATED AT TIME OF POSTING

NEXT MEETING: To be determined.

ADJOURNMENT

TOWN OF GROVELAND
2024 MAR 27 AM 9:32
TOWN CLERK
RECEIVED/POSTED



TOWN OF GROVELAND

2024 MAR -7 PM 12: 02

TOWN CLERK
RECEIVED/POSTED

Town of Groveland | Planning Department
183 Main Street Groveland, MA 01834

SPECIAL PERMIT APPLICATION

Applicable Special Permit

MGL c. 40A, Section 9. Zoning ordinances or by-laws shall provide for specific types of uses which shall only be permitted in specified districts upon the issuance of a special permit. Special permits may be issued only for uses which are in harmony with the general purpose and intent of the ordinance or by-law, and shall be subject to general or specific provisions set forth therein; and such permits may also impose conditions, safeguards and limitations on time or use.

INFORMATION

APPLICANT

Name: Rod Rivera
Address: 87 Beach Street Malden, MA 02148
Phone: 781-389-2901 Email: rodshomeimprovement@yahoo.com

CONSULTANT

Firm: _____ Project Engineer: _____
Phone: _____ Email: _____

OWNER

Name: Compass Realty Trust
Address: 6 Foster Street Wakefield, MA 01880
Phone: 781-389-3019 Email: na

LOT DETAILS

of Years of Ownership: DANE Zoning District: B
Assessors: _____ Registry of Deeds
Map & Lot _____ Book and Page: 34419/399

SCOPE OF WORK

Give a brief summary of the nature of the project.

For more than 40 decades, it has operated as a restaurant, and now we aspire to establish both a
restaurant and a sports bar.

SIGNATURES

The undersigned owner or authorized agent hereby applies for a permit in accordance with all statutes, laws, and by-laws of the Commonwealth of Massachusetts and the Town of Groveland. It shall be the responsibility of the applicant to furnish all supporting documentation with this application. The applicant shall be responsible for all expenses for filing and legal notification.

The application hereby agrees to permit inspection to confirm construction as per plan during ordinary business hours by the Planning Board or its agent. The Planning Board reserves the right to hire a consultant at the applicant's expense if deemed necessary to further review plans or supporting data (M.G.L. c.44 Sec 53G).

Failure to comply with the application requirements, as cited herein and in the Planning Board Rules and Regulations may result in a dismissal by the Planning Board of this application as incomplete.

The applicant certifies that all the information and attachments submitted are true and correct.

Rod Rueda
Applicant's Signature

ROD RUEDA
Applicant's Name Printed

3/3/2024
Date

Don Swansby
Owner's Signature

Don Swansby
Owner's Name Printed

3-6-24
Date

**Rod's Home Improvement and Design
97 Beach Street
Malden, MA 02148**

Construction supervisor and designer, Rod Rivera
Lic # 082273
Tax ID # 26-0309650

2/24/2024

Developing Potential Parking Reduction Narrative:

Regarding: 6-8 ELM PARK

Operational Information and type of business,

I am writing to formally request permission to develop a potential business in a space that was previously occupied by a pizza shop for approximately 40 years. Currently vacant, we aspire to transform this space into a sports bar and family restaurant, offering a welcoming environment for patrons to dine in and enjoy various sporting events.

Our proposed hours of operation are as follows:

- Sunday to Thursday: 11:00 am to 10:00 pm
- Friday and Saturday: 11:00 am to 12:00 am

Staffing requirements for the establishment would include two kitchen employees, two individuals for the bar area, and one server, totaling five staff members. Additionally, based on our new design layout, we aim to accommodate approximately 42 patrons.

Our business endeavors align with fostering a sense of community by hosting gatherings for friends and families during lunch, dinner, and special occasions. Furthermore, we aim to provide a space where patrons can come together to enjoy cocktails and watch sporting events.

In light of our plans, we kindly request your approval for this venture and any necessary considerations regarding parking requirements. We are committed to adhering to all regulations and ensuring minimal disruption to the surrounding area.

Parking Reduction

I am writing to formally request a parking space deduction for our proposed new establishment, located at 6-8 Elm Park. As per the original site plan, there are currently nine parking spaces in front of the building and ten at the rear.

According to the Town of Groveland bylaw, establishments such as ours are required to provide one parking space per four seats. With an average seating capacity of 42 seats, this would necessitate a total of 16 parking spaces.

However, given our commitment to maximizing space efficiency and considering the limitations of our current site layout, we kindly request a deduction of four parking spaces, allowing us to operate with six parking spaces in total.

We assure you that we have carefully considered the parking needs of our patrons and have implemented measures to mitigate any potential impact on parking availability in the area. Additionally, we are exploring alternative transportation options to encourage our customers to utilize public transit, carpooling, or other eco-friendly means of transportation.

We believe that granting this parking space deduction will enable us to establish a thriving business that contributes positively to the community while ensuring compliance with local regulations.

Parking Required

Off-street parking requirements in Residence Districts, Business and Industrial Districts shall be as set forth in the following parking requirements table. For business, commercial, and industrial uses, a minimum of one parking space per employee is required, plus additional spaces listed in the table below. For businesses with multiple shifts, the number of employees is calculated as the number of employees for the two largest shifts. The minimum number of non-employee parking spaces is two. Required parking shall be provided on the same lot as the main use it is to serve, except as allowed in § **50-9.2**

Parking Requirements for Various Types of Developments:

- Dwelling:
 - 1 per dwelling unit with 1 or fewer bedrooms
 - 2 per dwelling unit with 2 or more bedrooms
- Hotel or motel:
 - 1 per room plus 1 per 250 square feet of public meeting area
- Bed-and-breakfast:
 - 2, plus 1 per guest unit
- Assisted living; nursing home; group home; rest home:
 - 1 per 2 beds
- Educational/Schools:
 - Nursery/Child care: 1 per 250 square feet of floor area
 - Elementary/Middle/Junior: 1.2 per employee
 - High school: 0.25 per student
 - College and university: 1 per 250 square feet of floor area
- Retail:
 - Small: 1 per 250 square feet of floor area
 - Large: 1 per 250 square feet of floor area
- Bank:
 - 1 per 200 square feet of floor area
- General business or professional office; personal service establishment:
 - 1 per 300 square feet of floor area
- Libraries, museums, art galleries:
 - 2.5 per 1,000 square feet of floor area
- Medical or dental office:
 - 4.3 per 1,000 square feet of floor area
- Restaurant:
 - 1 per 4 seats
- Restaurant, drive-through:
 - 1 per 70 square feet of floor area
- Religious; lodge or club; civic center or other place of assembly:
 - 1 per 75 square feet of assembly area or 1 per 4 seats, whichever is higher
- Motor vehicle, general and body repair:
 - 1 per each service bay

- Motor vehicle light service:
 - 2 per service bay
- Mixed use:
 - Sum of various uses computed separately
- Transport terminal:
 - 1 per 250 square feet devoted to office use plus 1 per company vehicle operating from premises
- Animal hospital/groomer/commercial kennel:
 - 1 per 250 square feet of floor area
- Industrial:
 - 1 per 2,000 square feet net floor area for the first 20,000
- Commercial indoor and outdoor recreation facilities/municipal facilities:
 - 1 per 75 square feet of assembly area or 1 per 4 seats, whichever is higher
- Marina: commercial site parking for moored, docked, and trailered boats, including charter boats and boats carrying passengers for hire:
 - 0.7 per crew member and passenger of a charter boat or boat carrying passengers for hire that embark from the site; 1 trailered boat space and 0.6 space per trailered boat
- Theater:
 - 1 per 4 floor seats
- Any use permitted in this bylaw not in this table:
 - To be determined by the Planning Board

Dear [Board Members/Planning Board],

I, Rod Rivera, acting as the manager of the proposed new establishment and on behalf of the owner, humbly request the board's consideration of our business proposal. Our endeavor aims to contribute positively to the city by fostering opportunities for families to come together and enjoy authentic cuisine and cocktails.

We firmly believe that our establishment will not only serve as a place for dining but also as a hub for creating lasting memories and strengthening community bonds. Our vision extends beyond mere business; we aspire to establish a long-term presence that enhances the overall enjoyment and quality of life for residents and visitors alike.

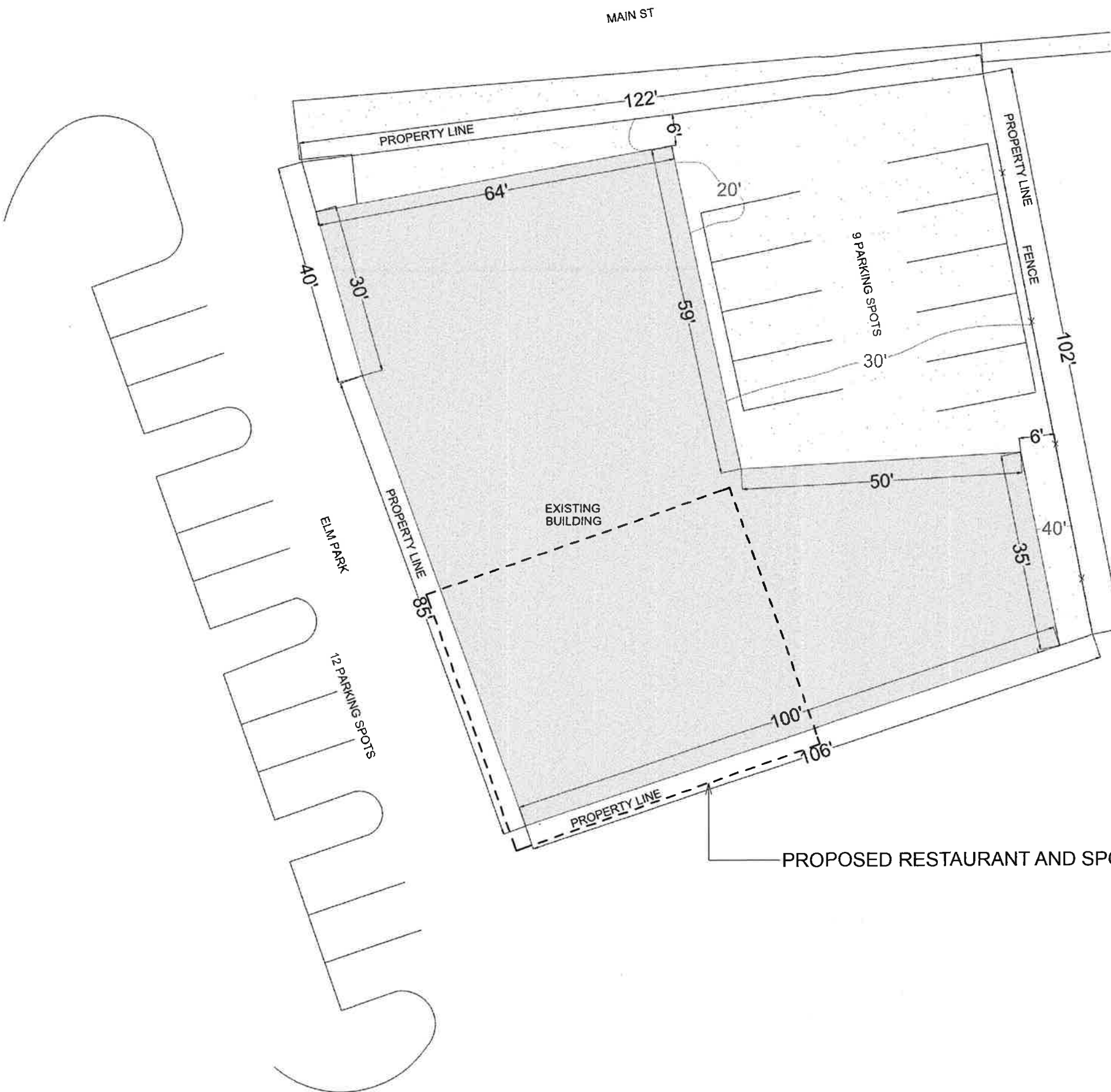
We are committed to adhering to all regulations and requirements set forth by the board and are eager to collaborate with the city to ensure that our establishment aligns with the community's values and goals.

Thank you for your time and consideration. We eagerly anticipate the opportunity to contribute positively to the city's cultural and culinary landscape.

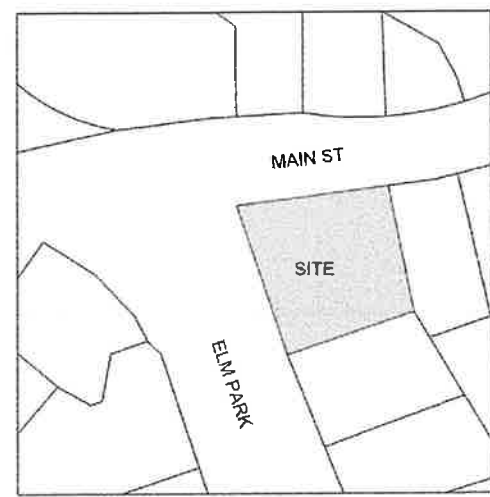
Sincerely,

Rod Rivera

X



IMPERVIOUS AREA CALCULATIONS:
 EXISTING BUILDING = 7,966 SQ.FT
 PARKING AREA = 7,034 SQ.FT
 TOTAL LOT AREA = 15,000 SQ.FT.
 TOTAL IMPERVIOUS AREA = 15,000 SQ.FT = 100%
 TOTAL FLOOR AREA = 7,966 SQ.FT
 FLOOR AREA RATIO (FAR): 53.10%



VICINITY MAP

NOTE: FOR THE SCALE TO BE CORRECT SHEET MUST BE PRINTED ON 11" x 17"
 ROD'S HOME IMPROVEMENT AND DESIGN
 97 BEACH STREET
 MALDEN, MA 02148

NOTES:

SITE PLAN

ADDRESS:
 6-8 ELM PARK
 GROVELAND, MA 01834

PARCEL ID: 10-013-0

LOT AREA: 0.34435 ACRES

PLOT SIZE: 11" X 17"

DRAWING SCALE: 1"=20'



Annie Schindler

From: Jeffrey Gillen
Sent: Monday, March 11, 2024 10:36 AM
To: Annie Schindler; Rebecca Oldham; Samuel Joslin; HealthAgent; Lori Bentsen; Julie Yebba; Kevin Snow; Colin Stokes; Robert Valentine; Jeffrey Dalton; Renny Carroll; bligols@comcast.net; Chris Goodwin; mdempsey444 (mdempsey444@comcast.net)
Subject: RE: Zoning Board & Planning Board Applications for 6-8 Elm Park (Mexican Restaurant)

Good morning,

I like the idea of offering a place for locals to visit in Town. However, I am curious as to what is meant by “have implemented measures to mitigate any potential impact on parking availability in the area.” There is no parking allowed on Rt. 113 and Rt. 97 does not offer any parking in the square. With five (5) employees taking up parking spots I think parking may be a concern for the patrons if this establishment is busy.

Jeffrey J. Gillen
Chief of Police
Notary Public
FBI NA Session #250

Groveland Police Department
181 Main Street
Groveland, MA 01834
Phone: (978) 521-1212 Fax: (978) 374-7676

From: Annie Schindler <ASchindler@Grovelandma.com>
Sent: Monday, March 11, 2024 10:04 AM
To: Rebecca Oldham <ROldham@Grovelandma.com>; Samuel Joslin <sjoslin@Grovelandma.com>; HealthAgent <HealthAgent@Grovelandma.com>; Lori Bentsen <LBentsen@Grovelandma.com>; Julie Yebba <jyebba@Grovelandma.com>; Kevin Snow <ksnow@grovelandlight.com>; Colin Stokes <cstokes@Grovelandma.com>; Jeffrey Gillen <jgillen@grovelandpolice.com>; Robert Valentine <rvalentine@Grovelandma.com>; Jeffrey Dalton <JDalton@Grovelandma.com>; Renny Carroll <rcarroll@Grovelandma.com>; bligols@comcast.net; Chris Goodwin <chris_goodwin@comcast.net>; mdempsey444 (mdempsey444@comcast.net) <mdempsey444@comcast.net>
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Morning everyone,

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Planning Board – The Planning Board received an application for a special permit for a parking reduction at the site. If you have any comments on this application, please let me know. The scheduled meeting date for this hearing is *April 2, 2024*.

Zoning Board – The Zoning Board received an application for a special permit for the use of the property for a restaurant. If you have any comments on this application, please let me know. The scheduled meeting date for this hearing is *April 3, 2024*.

For specific information on the criteria for a special permit that both Boards will be evaluating these applications against, please look to our bylaw [HERE](#), and additionally [HERE](#) for the parking reduction request.

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.

Annie Schindler

From: HealthAgent
Sent: Tuesday, March 12, 2024 2:32 PM
To: Annie Schindler; Rebecca Oldham; Samuel Joslin; Lori Bentsen; Julie Yebba; Kevin Snow; Colin Stokes; Jeffrey Gillen; Robert Valentine; Jeffrey Dalton; Renny Carroll; bligols@comcast.net; Chris Goodwin; mdempsey444 (mdempsey444@comcast.net)
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The Board of Health has not received a plan for the proposed restaurant so I can not approve a restaurant at this time.

A plan has been requested but has not been received as of this date.

Rosemary Decie, RS

Health Agent
Town of Groveland
183 Main St.
Groveland, MA 01834
978.556.7211

From: Annie Schindler <ASchindler@Grovelandma.com>
Sent: Monday, March 11, 2024 10:04 AM
To: Rebecca Oldham <ROldham@Grovelandma.com>; Samuel Joslin <sjoslin@Grovelandma.com>; HealthAgent <HealthAgent@Grovelandma.com>; Lori Bentsen <LBentsen@Grovelandma.com>; Julie Yebba <jyebba@Grovelandma.com>; Kevin Snow <ksnow@grovelandlight.com>; Colin Stokes <cstokes@Grovelandma.com>; Jeffrey Gillen <jgillen@grovelandpolice.com>; Robert Valentine <rvalentine@Grovelandma.com>; Jeffrey Dalton <JDalton@Grovelandma.com>; Renny Carroll <rcarroll@Grovelandma.com>; bligols@comcast.net; Chris Goodwin <chris_goodwin@comcast.net>; mdempsey444 (mdempsey444@comcast.net) <mdempsey444@comcast.net>
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Annie Schindler

From: Robert Valentine
Sent: Monday, March 11, 2024 1:06 PM
To: Jeffrey Gillen; Annie Schindler; Rebecca Oldham; Samuel Joslin; HealthAgent; Lori Bentsen; Julie Yebba; Kevin Snow; Colin Stokes; Jeffrey Dalton; Renny Carroll; bligols@comcast.net; Chris Goodwin; mdempsey444 (mdempsey444@comcast.net)
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Afternoon,

I also have concerns regarding parking, the prior restaurant, when busy, had parking along the one-way section of Elm Park blocking access to the businesses and homes on that side of the road. If an emergency were to occur accessibility for emergency vehicles is greatly hindered. Would like to see what the measures are going to be to mitigate the potential impact on parking availability in the area.

Thank You

Chief Valentine

From: Jeffrey Gillen <jgillen@grovelandpolice.com>
Sent: Monday, March 11, 2024 10:36 AM
To: Annie Schindler <ASchindler@Grovelandma.com>; Rebecca Oldham <ROldham@Grovelandma.com>; Samuel Joslin <sjoslin@Grovelandma.com>; HealthAgent <HealthAgent@Grovelandma.com>; Lori Bentsen <LBentsen@Grovelandma.com>; Julie Yebba <jyebba@Grovelandma.com>; Kevin Snow <ksnow@grovelandlight.com>; Colin Stokes <cstokes@Grovelandma.com>; Robert Valentine <rvalentine@Grovelandma.com>; Jeffrey Dalton <JDalton@Grovelandma.com>; Renny Carroll <rcarroll@Grovelandma.com>; bligols@comcast.net; Chris Goodwin <chris_goodwin@comcast.net>; mdempsey444 (mdempsey444@comcast.net) <mdempsey444@comcast.net>
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From: Kevin Snow <ksnow@grovelandlight.com>
Sent: Monday, March 11, 2024 1:15 PM
To: Annie Schindler; Rebecca Oldham; Samuel Joslin; HealthAgent; Lori Bentsen; Julie Yebba; Colin Stokes; Jeffrey Gillen; Robert Valentine; Jeffrey Dalton; Renny Carroll; bligols@comcast.net; Chris Goodwin; mdempsey444 (mdempsey444@comcast.net)
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My only commentary is that the applicant (and the building owner) be reminded that access to the electrical/metering room should not be blocked. We have in the past needed to access the room by entering the establishment rather than by the back door (at Family Affair's driveway).

Otherwise I wish the best of luck to them!

Thanks,

-Kevin



Kevin Snow

General Manager/Lineman 1st Class
Groveland Municipal Light Department

Phone: 978-372-1671

Mobile: 978-304-2078

Email: ksnow@grovelandlight.com

944 Salem Street

Suite A

Groveland, MA 01834

www.grovelandlight.com

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Annie Schindler

From: Michael Dempsey <mdempsey444@comcast.net>
Sent: Monday, March 11, 2024 3:37 PM
To: Annie Schindler; Rebecca Oldham; Samuel Joslin; HealthAgent; Lori Bentsen; Julie Yebba; 'Kevin Snow'; Colin Stokes; Jeffrey Gillen; Robert Valentine; Jeffrey Dalton; Renny Carroll; bligols@comcast.net; 'Chris Goodwin'
Subject: RE: Zoning Board & Planning Board Applications for 6-8 Elm Park (Mexican Restaurant)

Hi Annie,

As a member of the former Elm Square Committee weighing in on parking, there were many potential solutions to parking issues in the square we suggested.

There is the nearby municipal lot where employees could be required to park.

There are also privately owned lots in the square that the restaurant could negotiate with the owners for space especially in the evenings. Since this space was already a restaurant, I think we should encourage new businesses that want to come to Groveland and not make it overly burdensome to get permits. I hope we can find a way to get them here.

Thanks,
Mike

-----Original Message-----

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To: Rebecca Oldham <ROldham@Grovelandma.com>; Samuel Joslin <sjoslin@Grovelandma.com>; HealthAgent <HealthAgent@Grovelandma.com>; Lori Bentsen <LBentsen@Grovelandma.com>; Julie Yebba <jyebba@Grovelandma.com>; Kevin Snow <ksnow@grovelandlight.com>; Colin Stokes <cstokes@Grovelandma.com>; Jeffrey Gillen <jgillen@grovelandpolice.com>; Robert Valentine <rvalentine@Grovelandma.com>; Jeffrey Dalton <JDalton@Grovelandma.com>; Renny Carroll <rcarroll@Grovelandma.com>; bligols@comcast.net; Chris Goodwin <chris_goodwin@comcast.net>; mdempsey444 (mdempsey444@comcast.net) <mdempsey444@comcast.net>
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link: [?Folder icon] Elm Park

#6-8<https://grovelandma1-my.sharepoint.com/:f:/g/personal/aschindler_grovelandma_com/Eim_iiBzFcJLsekvT2O6E4B7Gp6haq2nIKBqiJ1S8BOPg?e=0MJwcv>

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Best,

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

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ELM SQUARE PARKING PLAN

Board of Selectmen Meeting
December 2020



AGENDA



Study Goals & Process
Existing Conditions & Findings
Stakeholder Sessions
Draft Strategies





Study Goals & Process




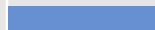

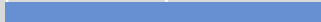




STUDY GOALS AND PROCESS

1. Document existing **parking supply** and **daily demand**
2. Improve **parking system** for residents, employees, customers, and visitors
3. Identify and recommend parking supply **efficiencies/opportunities** to improve parking in areas of higher demand
4. Develop flexible **parking standards** to support Elm Square development



STUDY SCHEDULE

Tasks	Jul	Aug	Sept	Oct	Nov	Dec
TASK 1 Project Kick-off/Data Collection						
TASK 2 Existing Conditions						
TASK 3 Outreach	 					
TASK 4 Parking Activity Evaluation						
TASK 5 Parking Management Strategies						
TASK 6 Draft Recommendations & Final Plan						



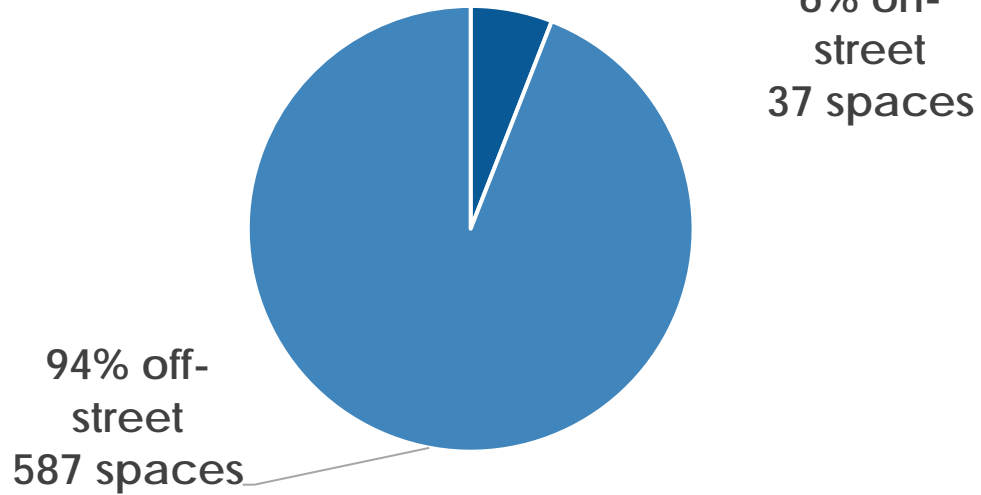
Existing Conditions & Findings



STUDY AREA



EXISTING PARKING SUPPLY

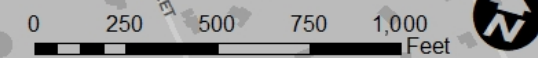
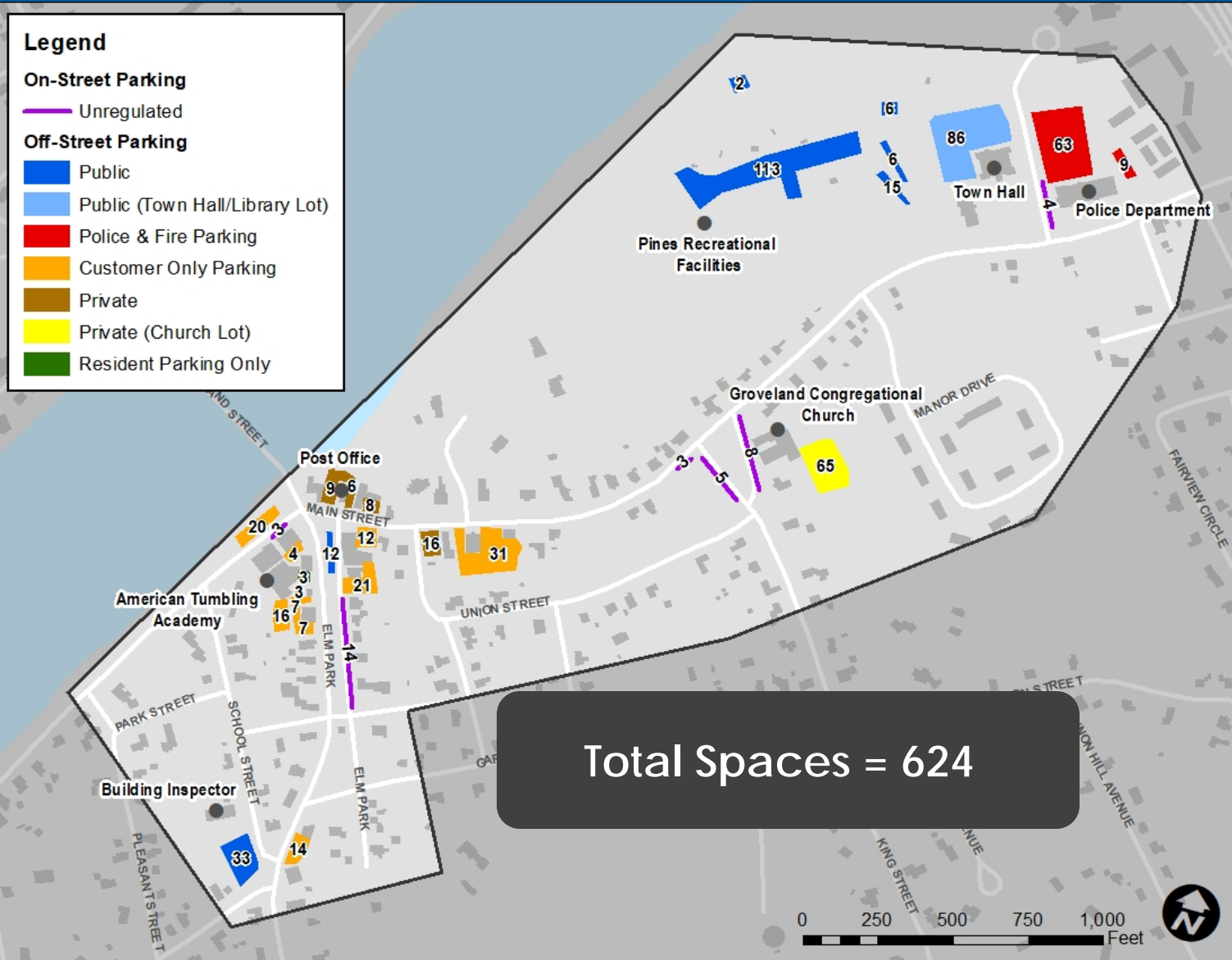


Public Parking
382 spaces

Publicly
Accessible
505 spaces

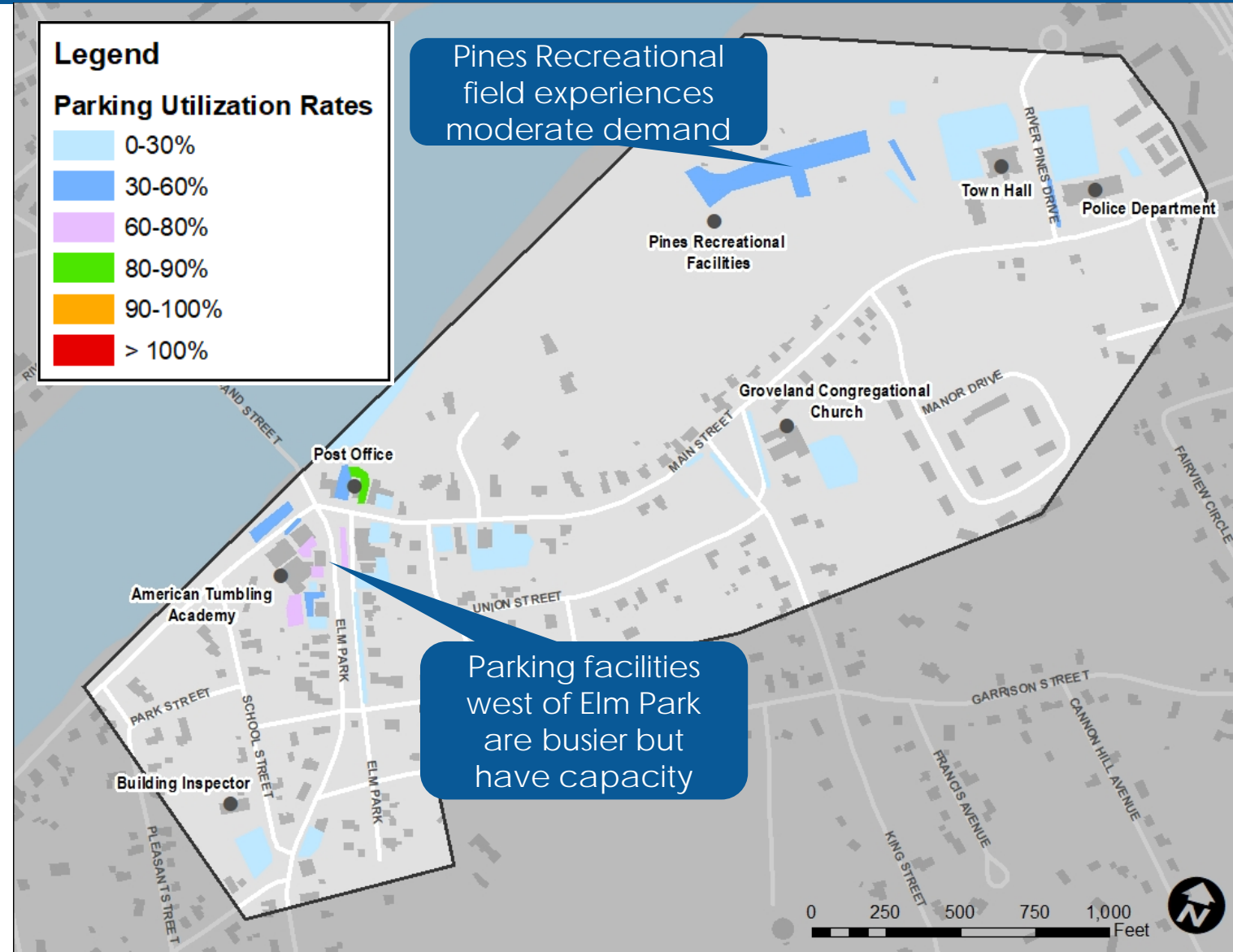
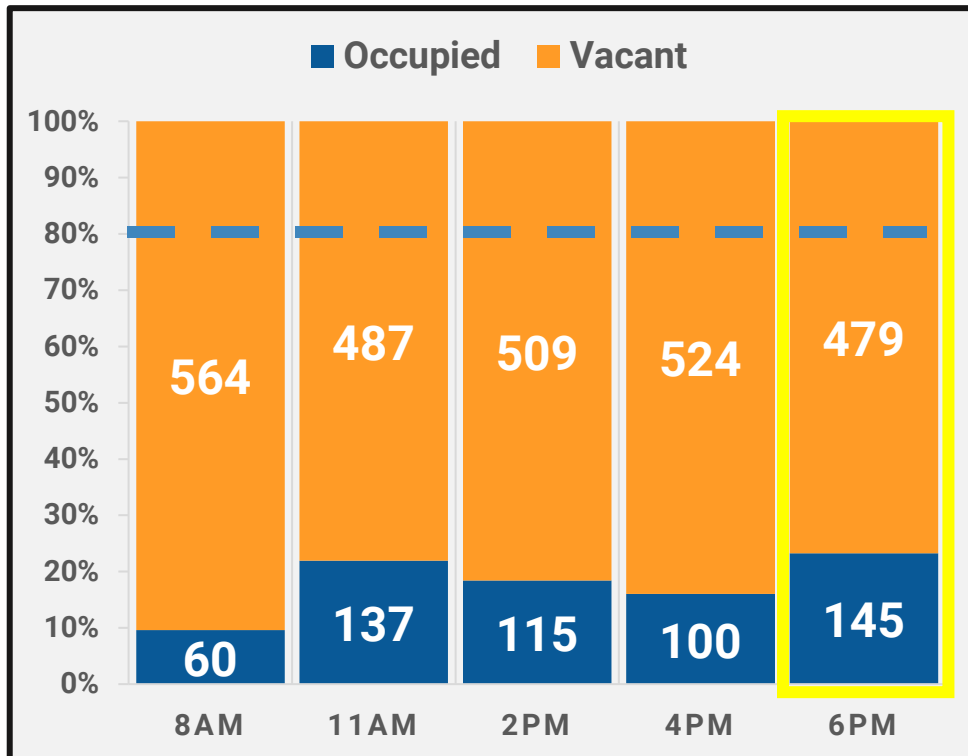
Private Parking
242 spaces

Restricted
119 spaces



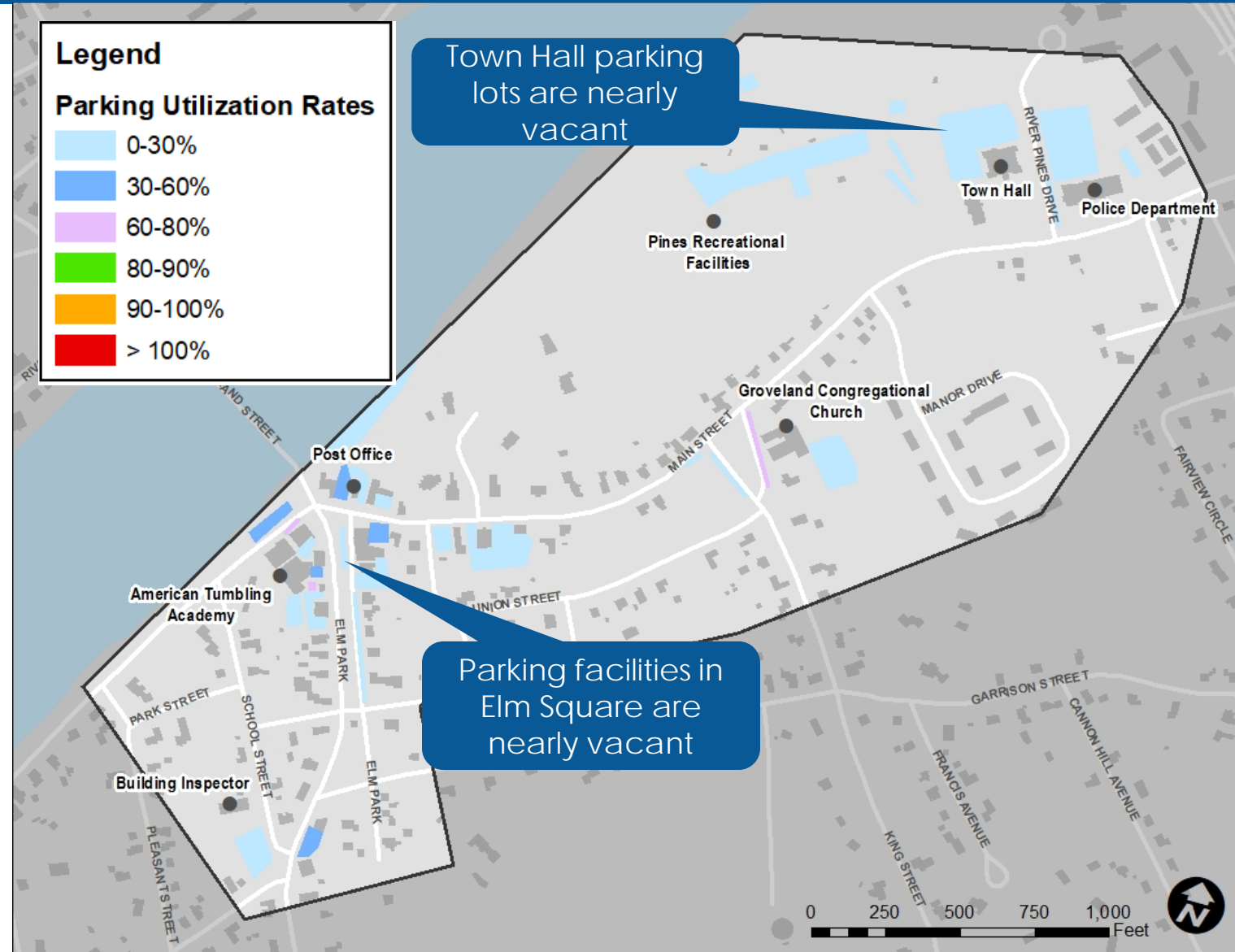
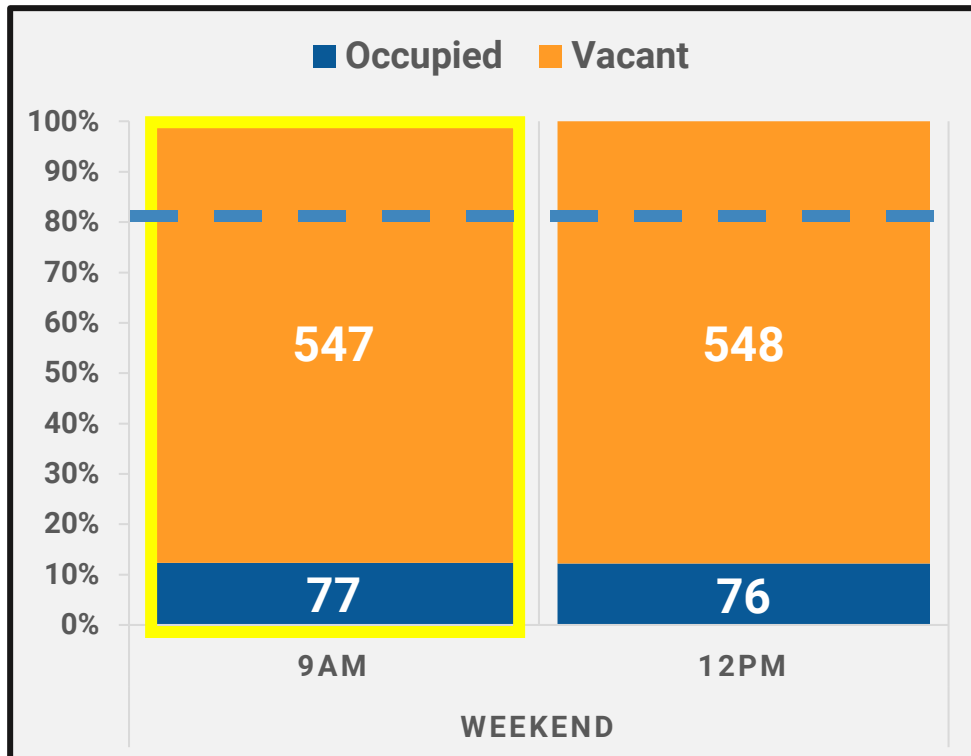
EXISTING PARKING DEMAND

- **Weekday peak utilization**
 - **6PM: 23%**
- **Demand is concentrated in Elm Square**



EXISTING PARKING DEMAND

- **Weekend peak utilization**
 - **Saturday, 9AM: 12%**
- **Elm Square experiences low parking demand**



PUBLIC VS PRIVATE PARKING DEMAND

- During the week, public parking is more utilized than private parking
- Private parking peaks during lunch hour

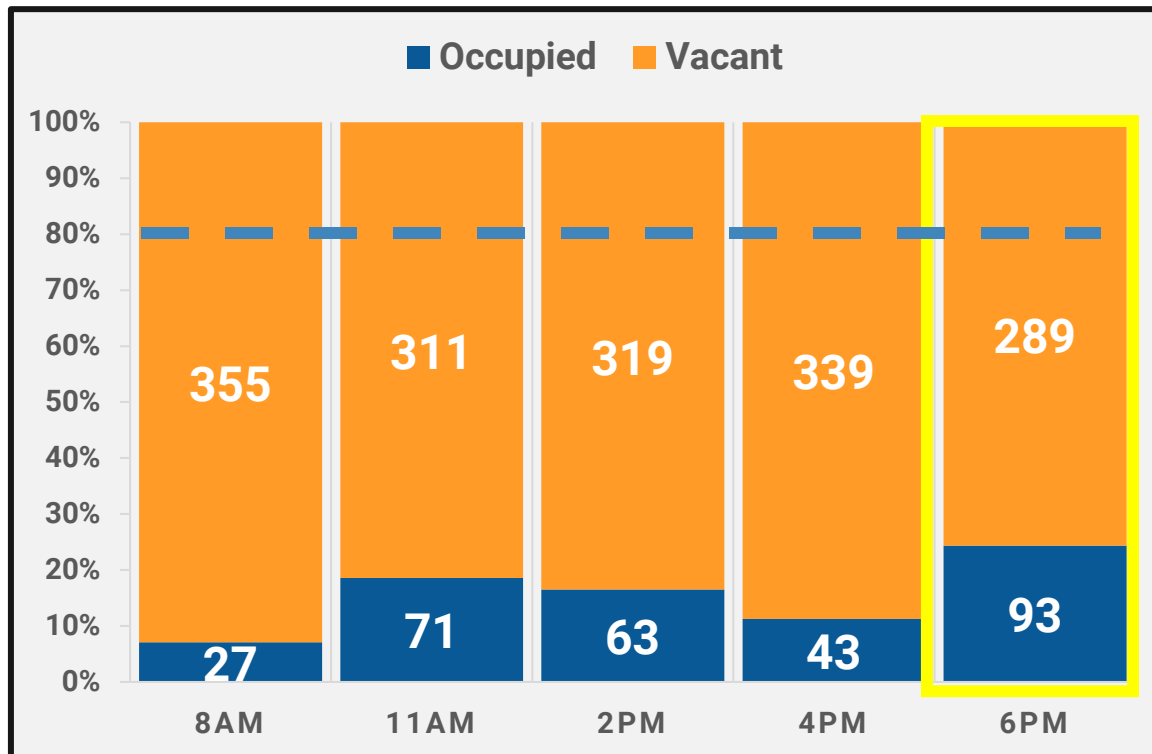
Public Parking

382 spaces

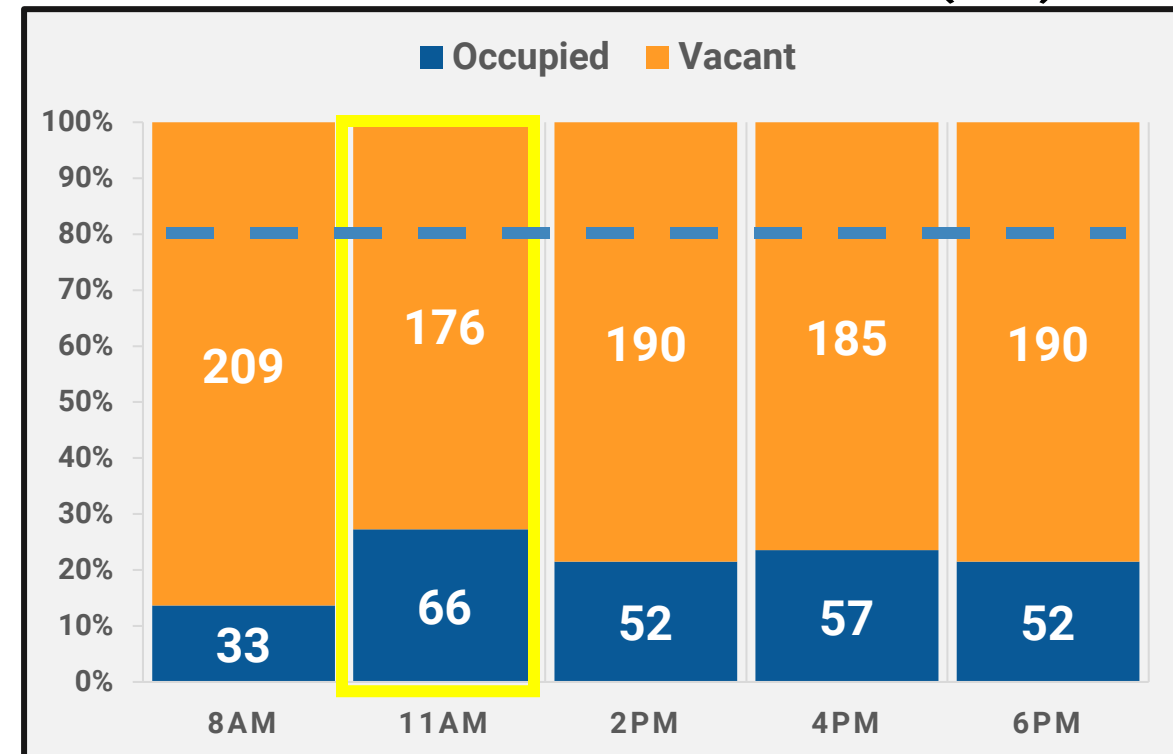
Private Parking

242 spaces

WEEKDAY PUBLIC PARKING (ALL)

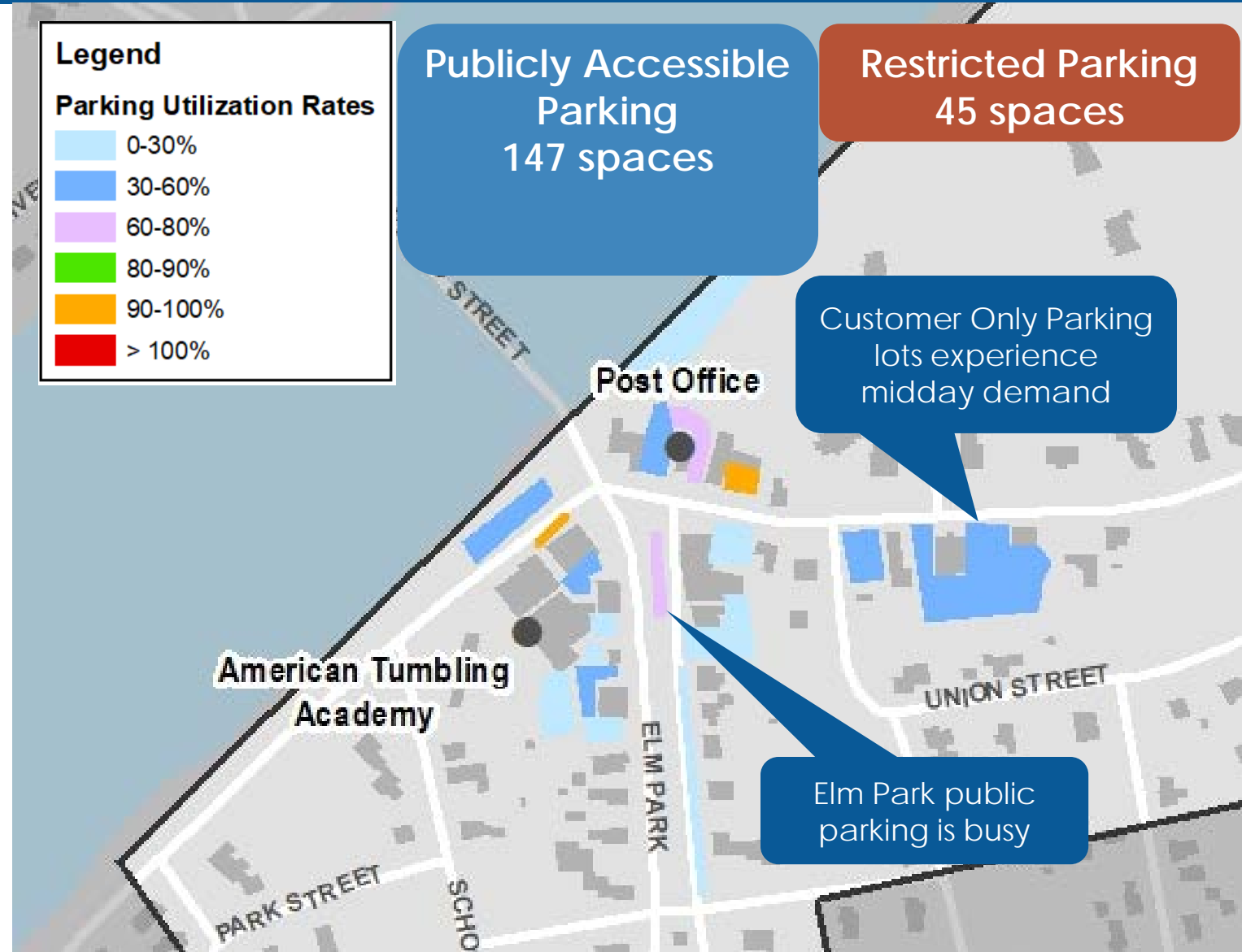
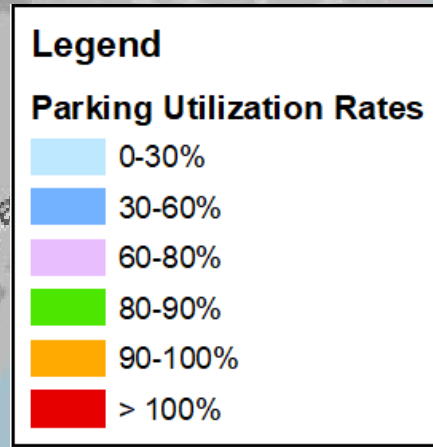
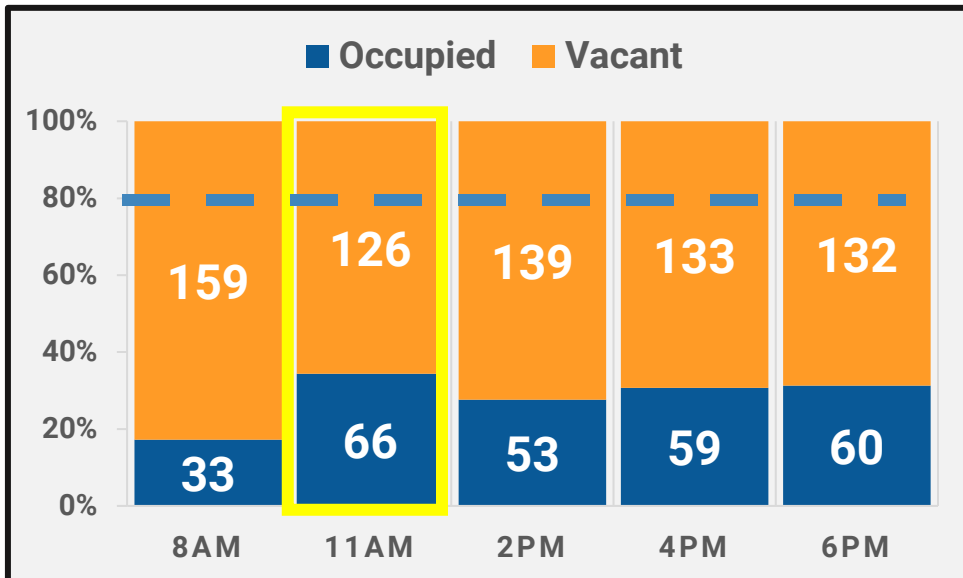


WEEKDAY PRIVATE PARKING (ALL)



PARKING DEMAND IN ELM SQUARE

- **Total = 192 spaces**
- **Peak weekday demand**
 - **11AM = 34%**
- **12 spaces on Elm Park experience higher demand**



MULTIMODAL CONDITIONS



Parking Inventory & Utilization Key Findings

1. Most on-street parking and public off-street parking do not have regulations or signage
2. Most off-street parking facilities in the core of Elm Square are private and for customer-use only or restricted
3. The core of Elm Square does not experience high utilization during the week or weekend (parking is available during all peak periods)
4. Publicly-available parking is plentiful but not clear, contributing to perception of low availability



Stakeholder Discussions



Stakeholder Discussions

- **Elm Square needs pedestrian-friendly improvements to increase visitor traffic**
- **Informal shared parking occurs in the core of Elm Square, but visitors are not encouraged**
- **Current parking facilities do not adequately connect patrons to storefronts**
- **Limited opportunities for re-use of storefronts or in-fill development due to the lack of dedicated parking**

Who did we meet with?

- **Elm Square Committee**
- **Town Staff**
- **Elm Square business & landowners**



Draft Strategies



Draft Strategies

1. Designate publicly-available off-street parking with signage
2. Add on-street parking on key Elm Square corridors
3. Create a more walkable Elm Square
4. Create a shared parking program & encourage shared parking in Elm Square
5. Reconfigure existing parking lots to expand shared supply

Study Goals

- Document existing parking supply and daily demand
- Improve parking system for residents, employees, customers, and visitors
- Identify and recommend parking supply efficiencies/opportunities to improve parking in areas of higher demand
- Develop flexible parking standards to support Elm Square development

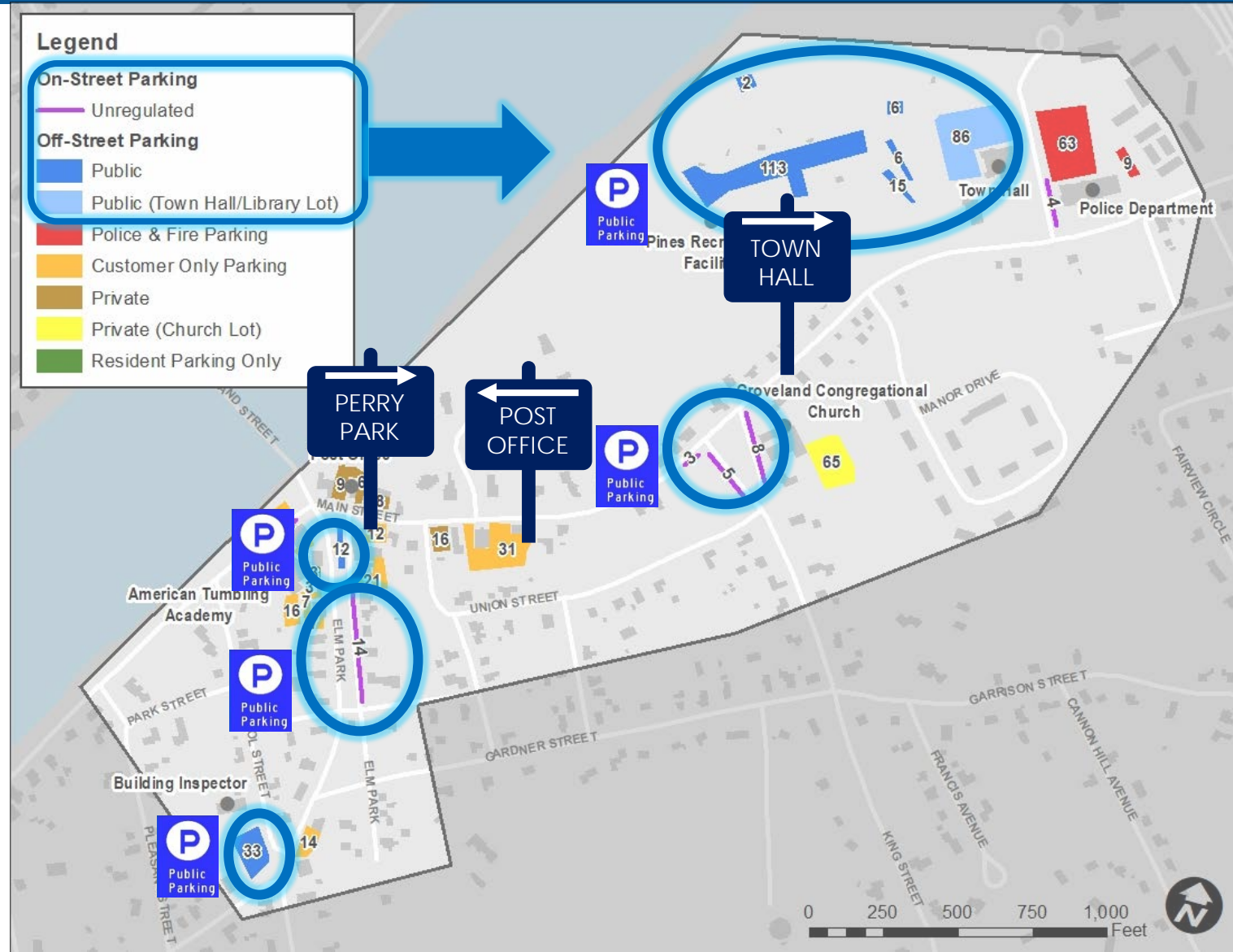
1. Designate off-street parking with signage and wayfinding

- Add wayfinding signage to off-street lots & key Elm Square “entrance” areas
- Use **parking and gateway wayfinding** signage to:
 - Intercept vehicle traffic
 - Direct people to other locations downtown
 - Provide estimated walk times
 - Help customers return to their vehicles
 - Help people on bikes find their way to/through Elm Square destinations
- **Sign shared private lots** as “Elm Square Parking”



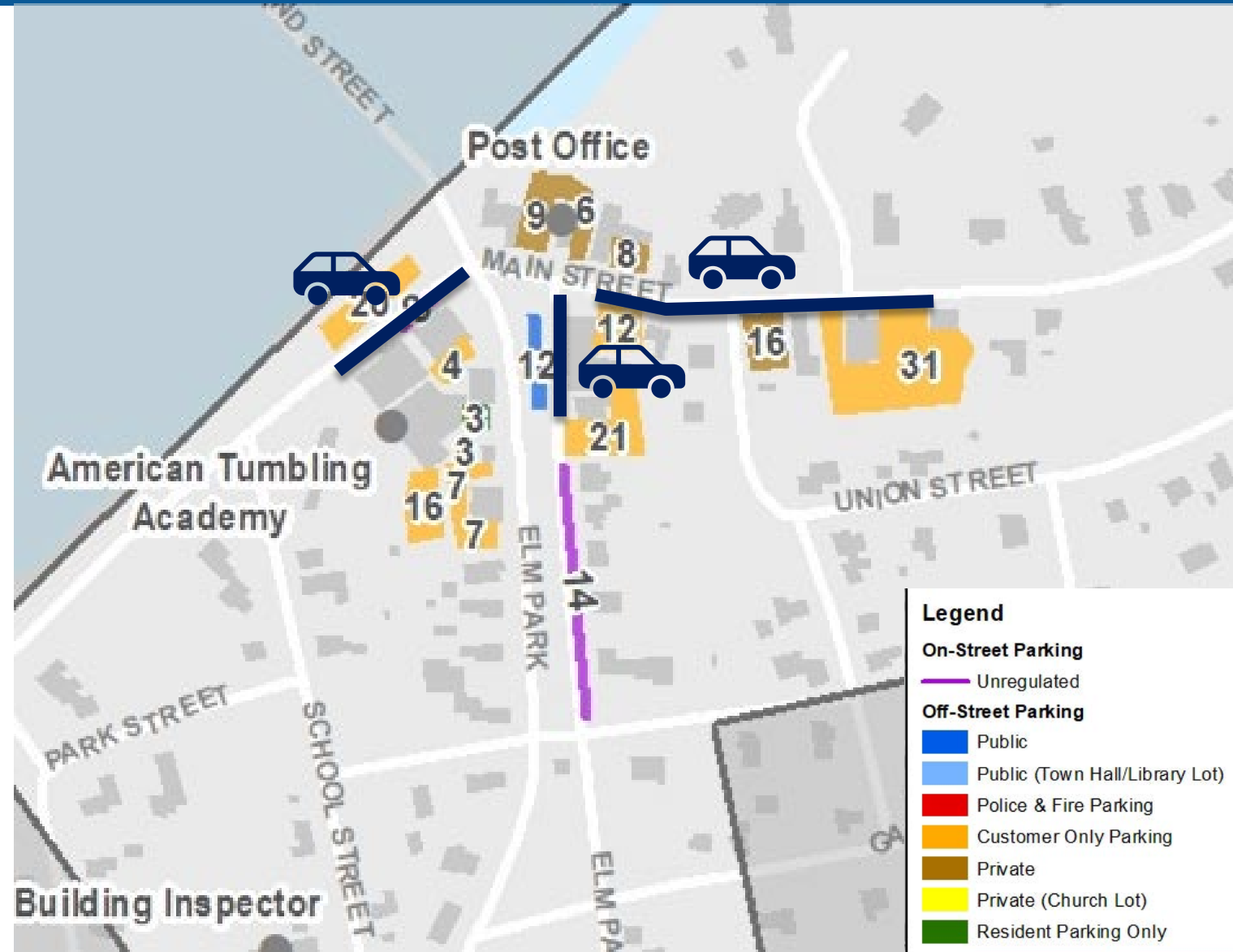
1. Designate off-street parking with signage and wayfinding

- Create a wayfinding signage plan
 - Designate specific locations to place gateway & parking signs
 - Direct visitors to key destinations



2. Add on-street parking on key Elm Square corridors

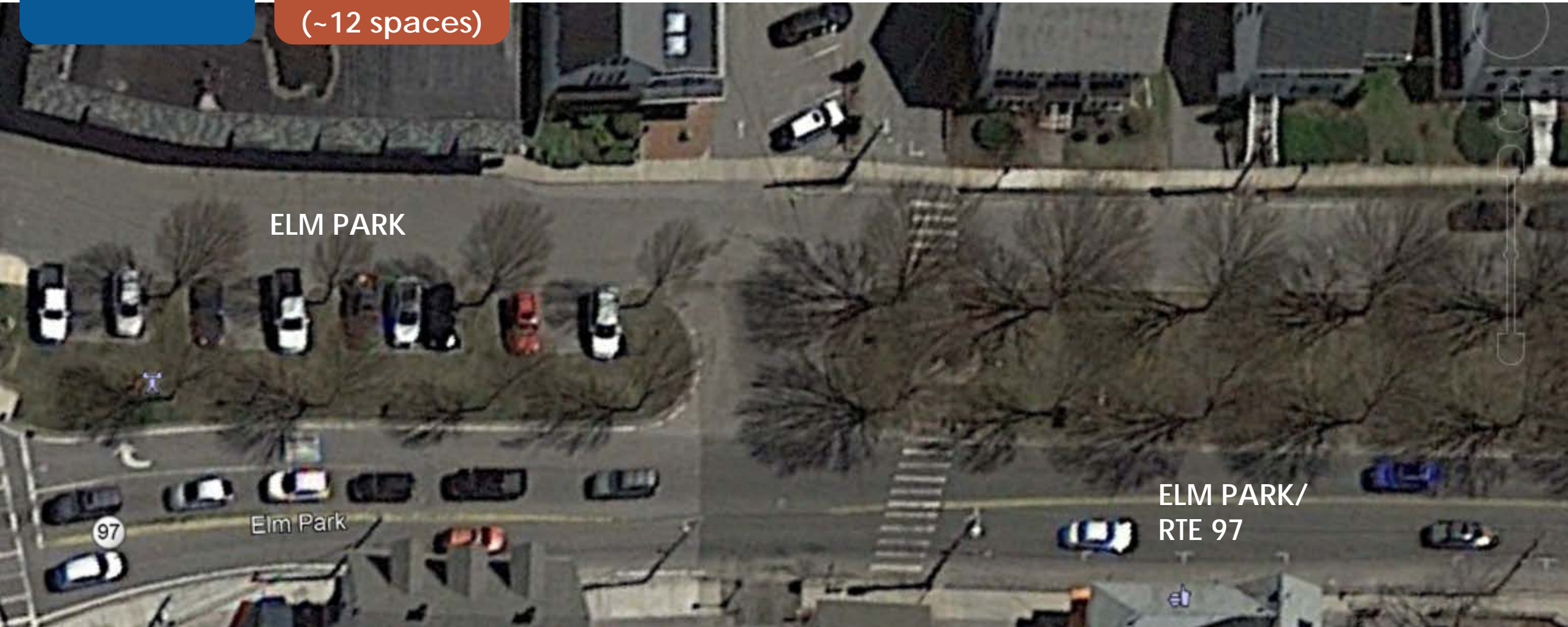
- Slow down traffic and encourage visitation
- Install on-street parking at:
 - Elm Park
 - South Main Street
 - Route 113



2. Add on-street parking on key Elm Square corridors

Elm Park

Existing
Conditions
(~12 spaces)



2. Add on-street parking on key Elm Square corridors

Elm Park

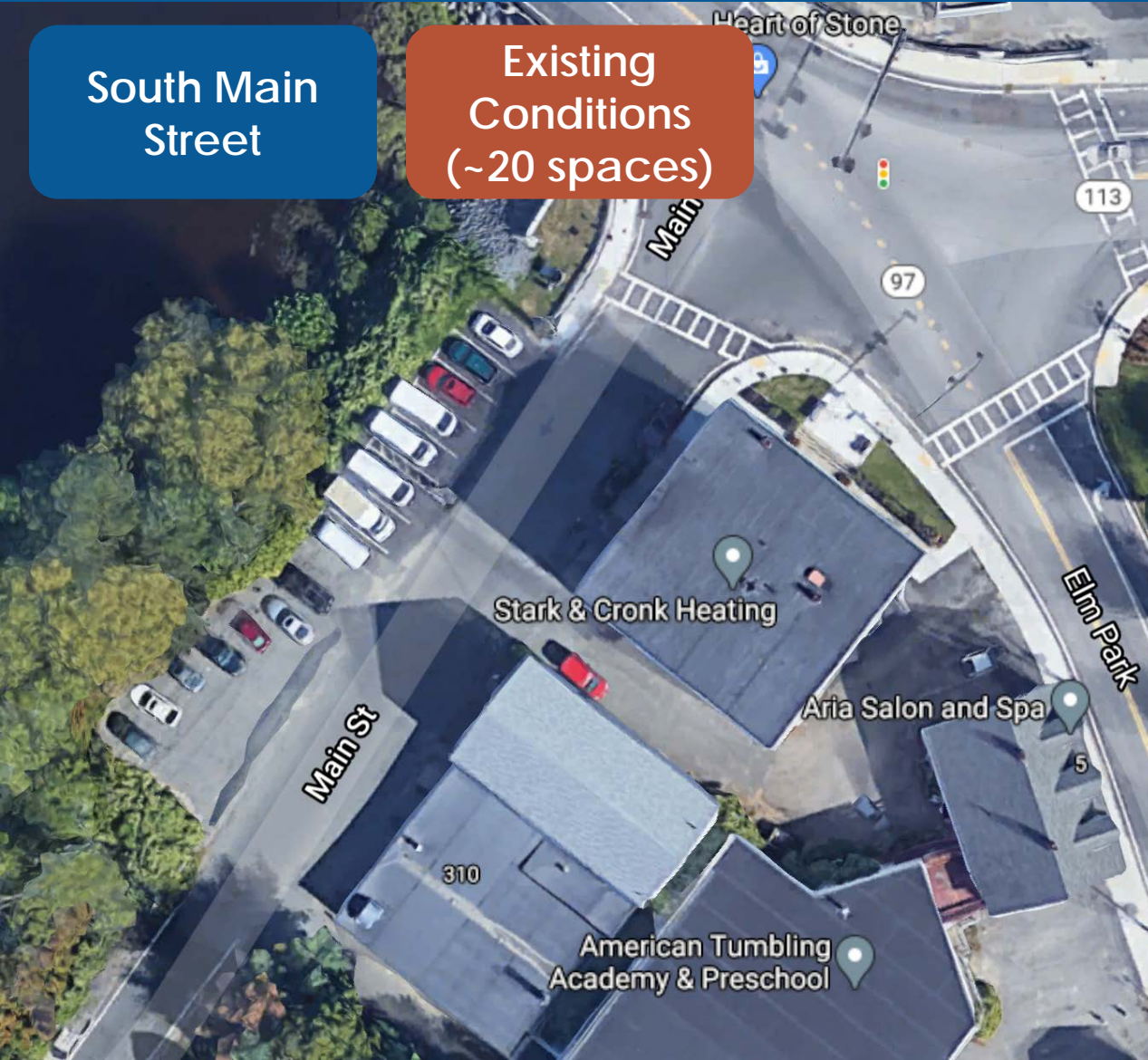
Proposed Design
(~26 spaces) +14



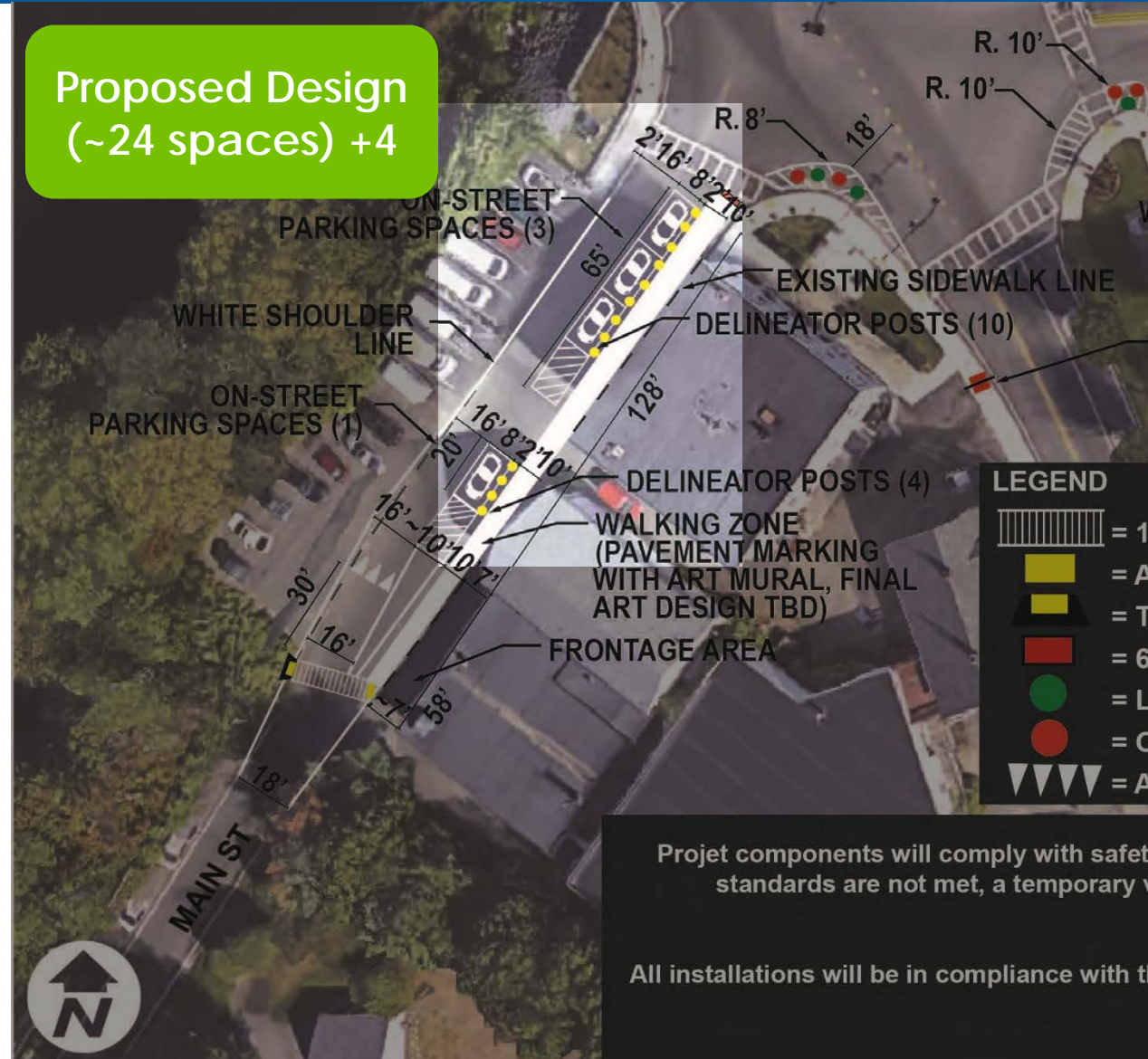
2. Add on-street parking on key Elm Square corridors

South Main Street

Existing Conditions (~20 spaces)

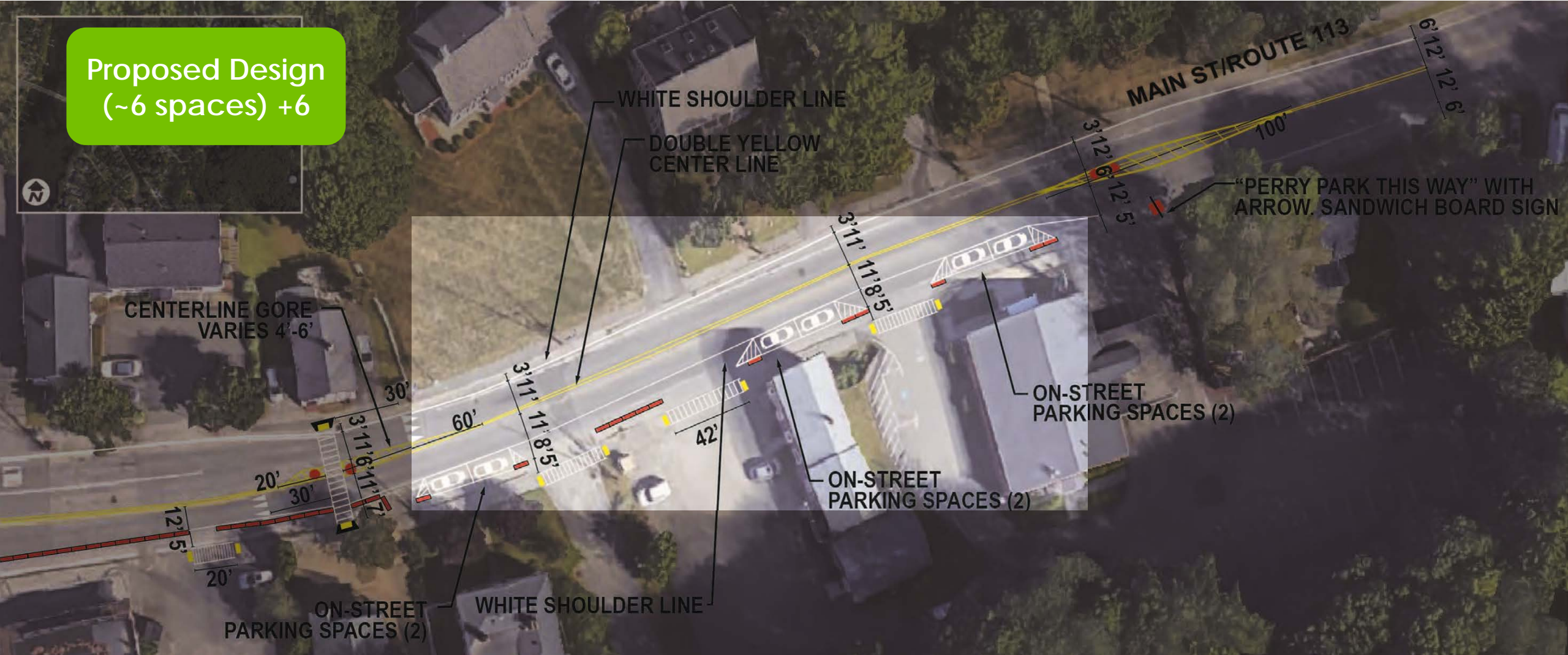


Proposed Design (~24 spaces) +4



2. Add on-street parking on key Elm Square corridors

Proposed Design
(~6 spaces) +6



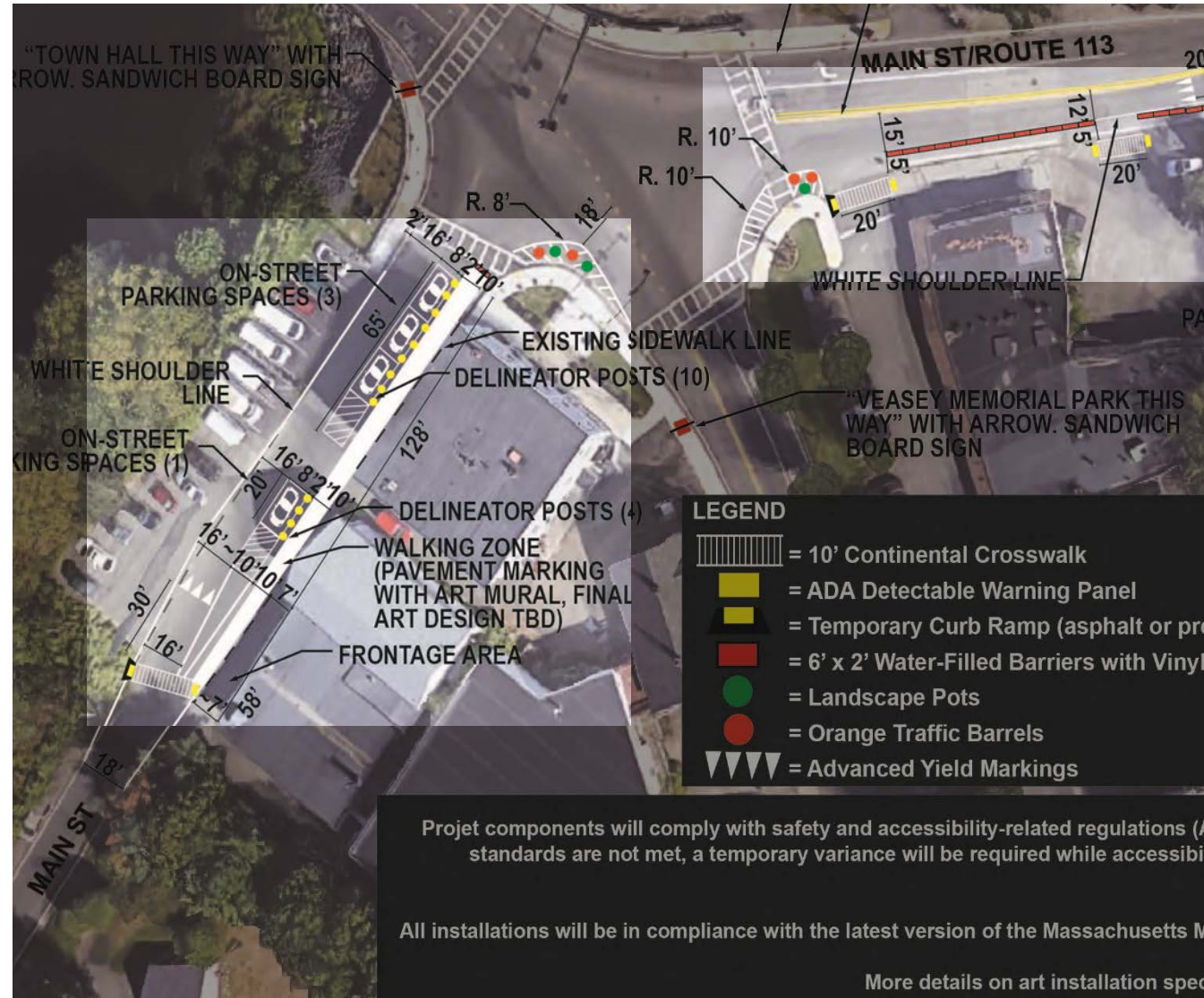
3. Create a more walkable Elm Square

- Improve **safety conditions and accessibility** for those who walk, bike, or roll
 - Add crosswalks
 - Add traffic calming elements to roadways
 - Add ADA accessibility elements (ADA ramps, detectable panels)
 - Implement barriers between vehicles and pedestrians
 - Add lighting in off-street parking facilities and along sidewalks where necessary
 - Engage the Pentucket Arts Foundation to implement murals



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3. Create a more walkable Elm Square



Traffic calming
- bump outs

Topsfield, MA (Fall 2020)

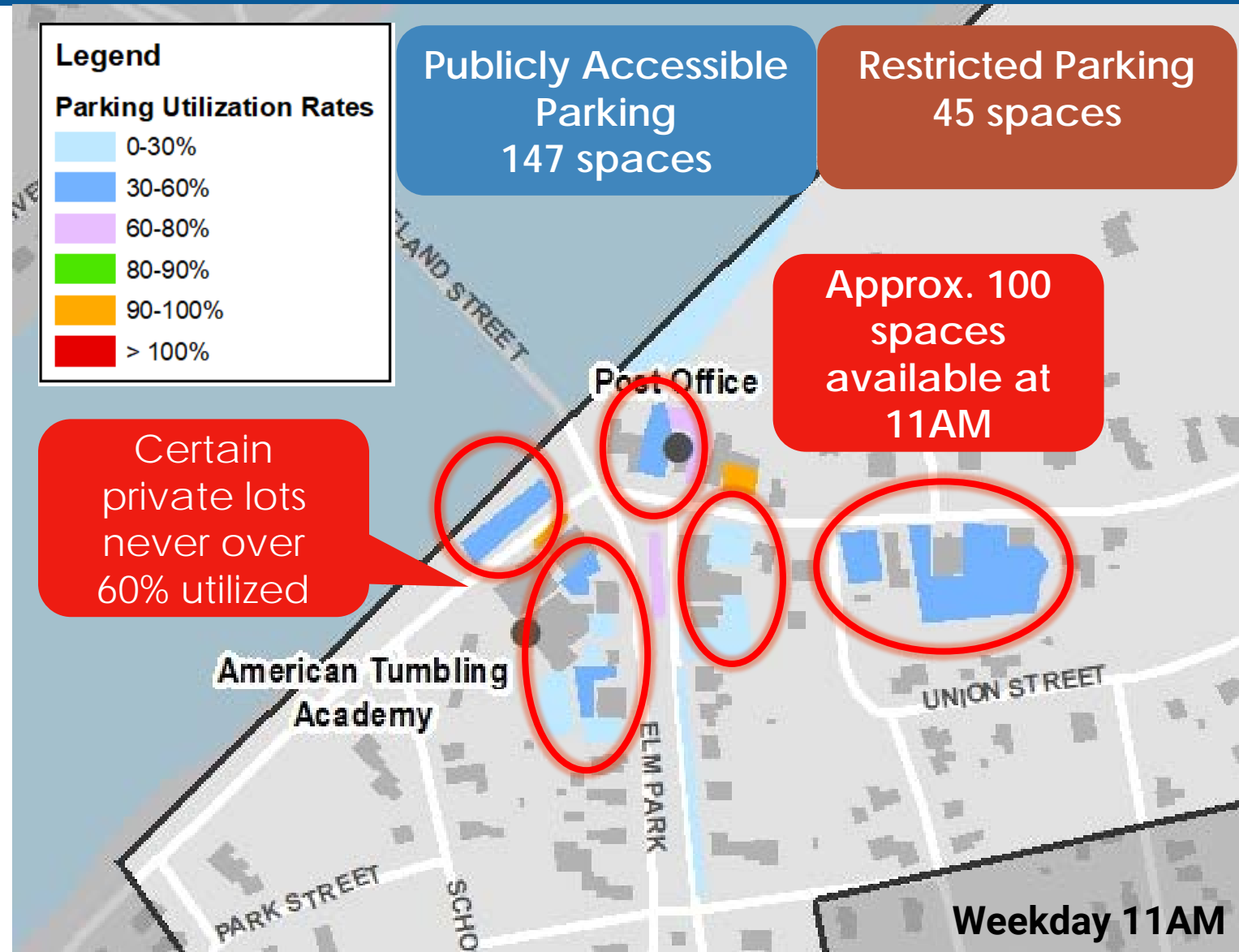


Pedestrian facilities
- outdoor dining
spaces

Topsfield, MA (Fall 2020)

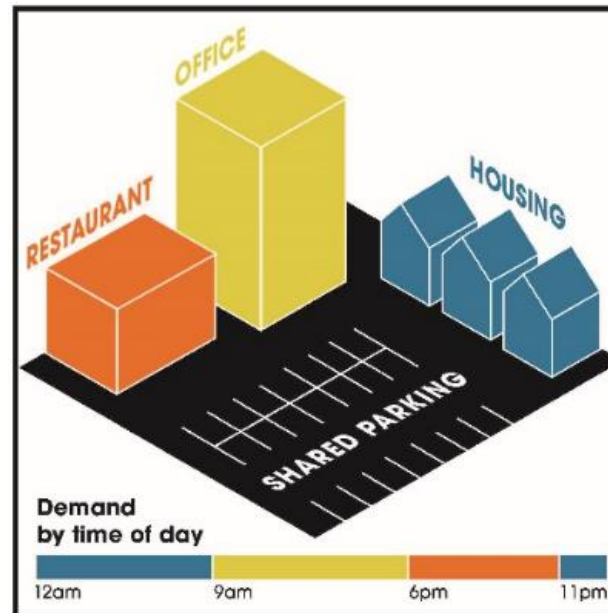
4. Create a shared parking program & encourage shared parking in Elm Square

- Unlock “restricted” parking facilities
- Proactively work with off-street lot owners
- Many forms of shared parking:
 - Complimentary uses
 - A specific group, i.e. employees
 - General public
 - Special events
 - Consolidate lots



4. Create a shared parking program & encourage shared parking in Elm Square

- Provide **public incentives for private lot owners** to encourage sharing, such as:
 - Snow clearance
 - Maintenance
 - Signage
- Keep sample agreements (if needed) on file at Town Hall & maintain list of available shared spaces in Elm Square



4. Create a shared parking program & encourage shared parking in Elm Square

Ex.: 301 & 291
Main Street

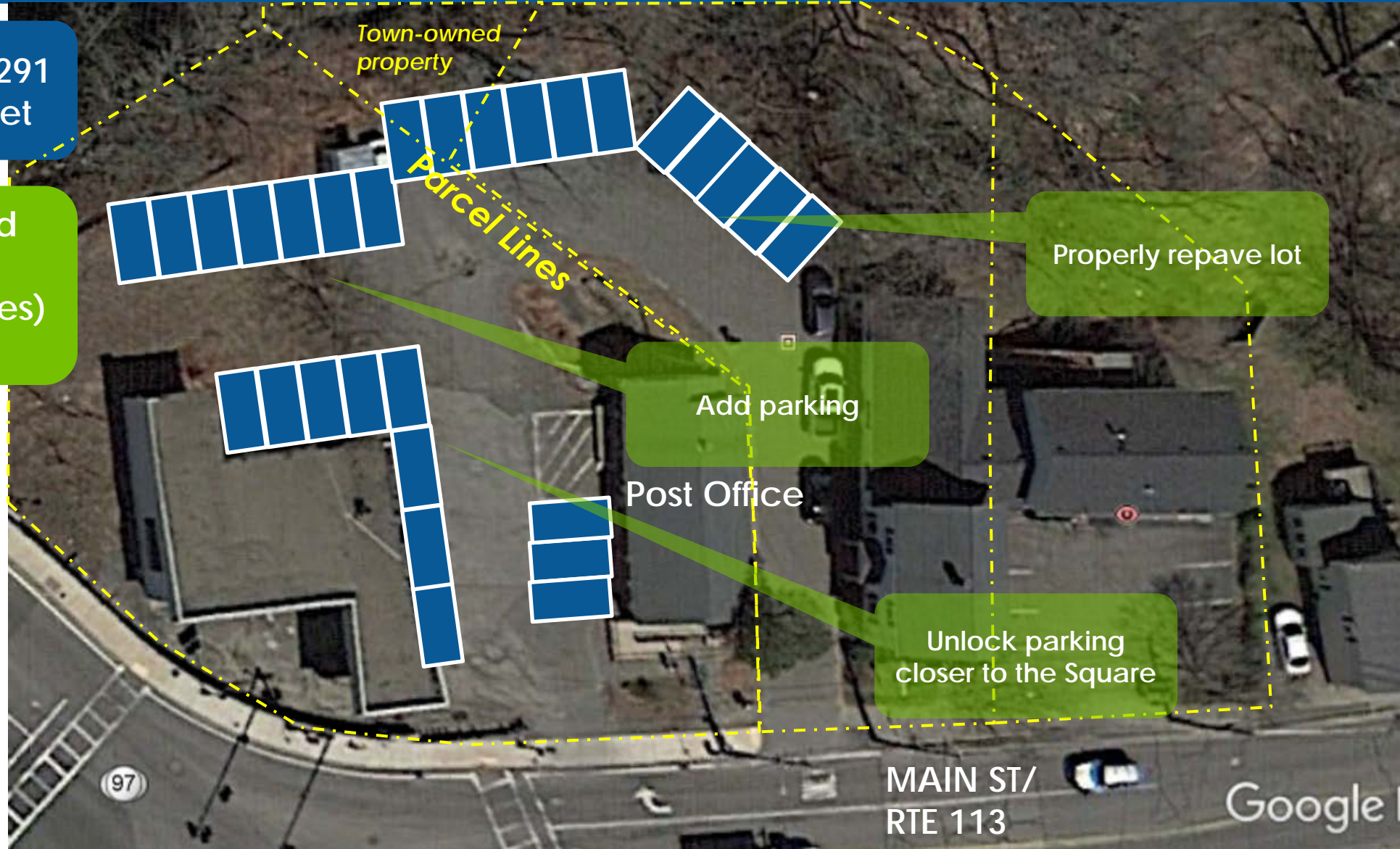
Existing
Conditions
(~23 spaces)



4. Create a shared parking program & encourage shared parking in Elm Square

Ex.: 301 & 291
Main Street

Proposed
Design
(~33 spaces)
+ 10



Town-owned
property

Parcel Lines

Properly repave lot

Add parking

Post Office

Unlock parking
closer to the Square

MAIN ST/
RTE 113

Google

4. Create a shared parking program & encourage shared parking in Elm Square

Why should you share your parking facility?

- Create “new” parking for business patrons during off-hours for adjacent, different uses
- This happens already among regular users—but visitors don’t know it’s ok

How can the Town help promote shared parking?

- Use Town as a mediator between involved parties, ensuring land rights are protected and maintaining any grandfathered zoning privileges
- Act as neutral arbiter / “middle man” to lessen landowner effort in arranging fair designation of spaces between private and public, establishing times and days of week for sharing, and ensuring fair protections and exit clauses
- Use Town as a resource to find sample shared parking agreements, overcome liability concerns, and provide best practice approaches

What are the benefits of sharing your facility?

- Town can offer in-kind services, to re-pave lots, add landscaping, provide lighting and signage, maintain the facility, and provide winter maintenance/plowing services

4. Create a shared parking program & encourage shared parking in Elm Square



Local Shared Parking Examples

Marlborough, MA

- *Allows shared parking in all districts for uses with different peak periods (i.e., offices vs residential buildings), allowing reductions of up to 1/2 of the minimum parking required for the uses separately.*
- *Requires reduced parking demand documentation & notification of open space for each parking space not provided due to shared parking*

Stoneham, MA

- *Can implement shared parking by special permit (upon Planning Board approval)*
- *Up to 50% of required spaces can be shared (with uses of different peak periods)*
- *Involved parties must sign a joint-use agreement*

West Concord, MA

- *Allows shared parking between multiple uses, so long as the involved part provides the amount of parking in proportion with the use requiring the greatest # of spaces*
- *The Planning Board can approve a reduced in the number of parking spaces*
- *A written agreement must be signed between all involved parties*

4. Create a shared parking program & encourage shared parking in Elm Square



5. Reconfigure existing parking lots and open spaces

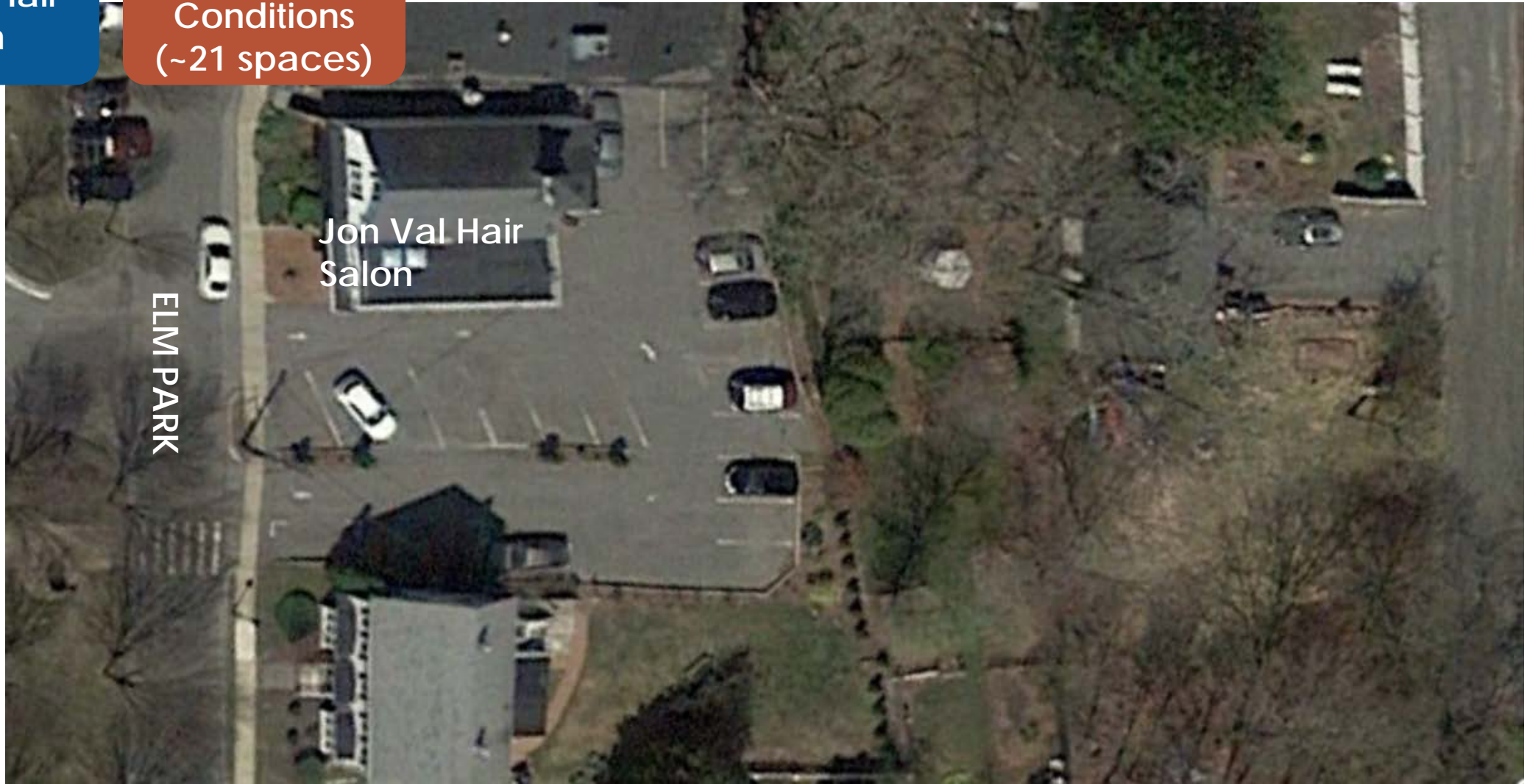
- Beautify parking facilities
- Create more parking spaces in current facilities
- Use shared parking agreements to open restricted parking lots
- Create attractive spaces for Farmers Markets, parks, and



5. Reconfigure existing parking lots and open spaces

Jon Val Hair
Salon

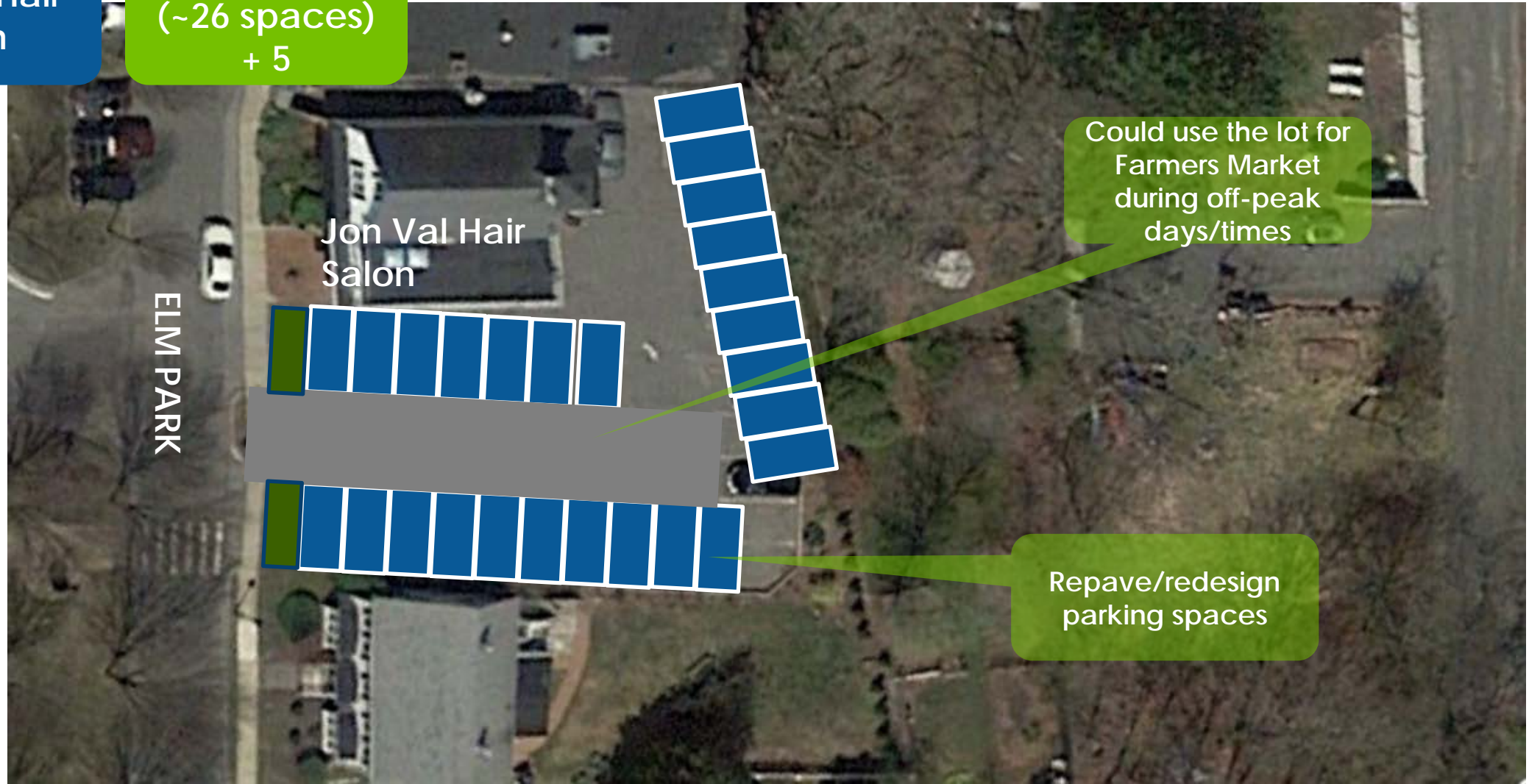
Existing
Conditions
(~21 spaces)



5. Reconfigure existing parking lots and open spaces

Jon Val Hair Salon

Design 1
(~26 spaces)
+ 5



Jon Val Hair Salon

ELM PARK

Could use the lot for Farmers Market during off-peak days/times

Repave/redesign parking spaces

Draft Strategies

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Study Goals

- Document existing parking supply and daily demand
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- Identify and recommend parking supply efficiencies/opportunities to improve parking in areas of higher demand
- Develop flexible parking standards to support Elm Square development

THANK YOU!



D. Regulations and Parking Issues Potentially Inhibiting Small Business Location in Elm Square

Regulatory Concerns

We obtained additional input from interviews and conversations with Groveland Planning and Building Inspection staff as well as real estate and business representatives. Our findings point to Groveland's current zoning regulations and approval process as a likely deterrent for business location in Elm Square.

According to our interviewees, the regulations are convoluted and contradictory across sections. This often results in ambiguity that leads to requiring almost all new businesses to go through site plan review (which in other communities would only be triggered by increasing the building size).

We heard from several sources that the time to get through the approval process for establishing a new business location in Groveland is significantly longer than other communities. The typical approval process in Groveland takes about 3 months. In contrast, a business can go across the bridge and settle into a location in the Market Basket plaza in a matter of a few days.

A couple of local Realtors told us that there had been several potential tenants interested in locating in Elm Square in the last year, but they had become discouraged by the process necessary to get town approvals. Town staff members concurred that businesses have come in and been discouraged by just talking about the application process.

There is a need to review current zoning regulations and consider revising the regulations and streamlining the approval process.

Parking Supply and Issues

Parking issues also appear to be a significant inhibiting factor for business location in Elm Square. The impediments are two-fold:

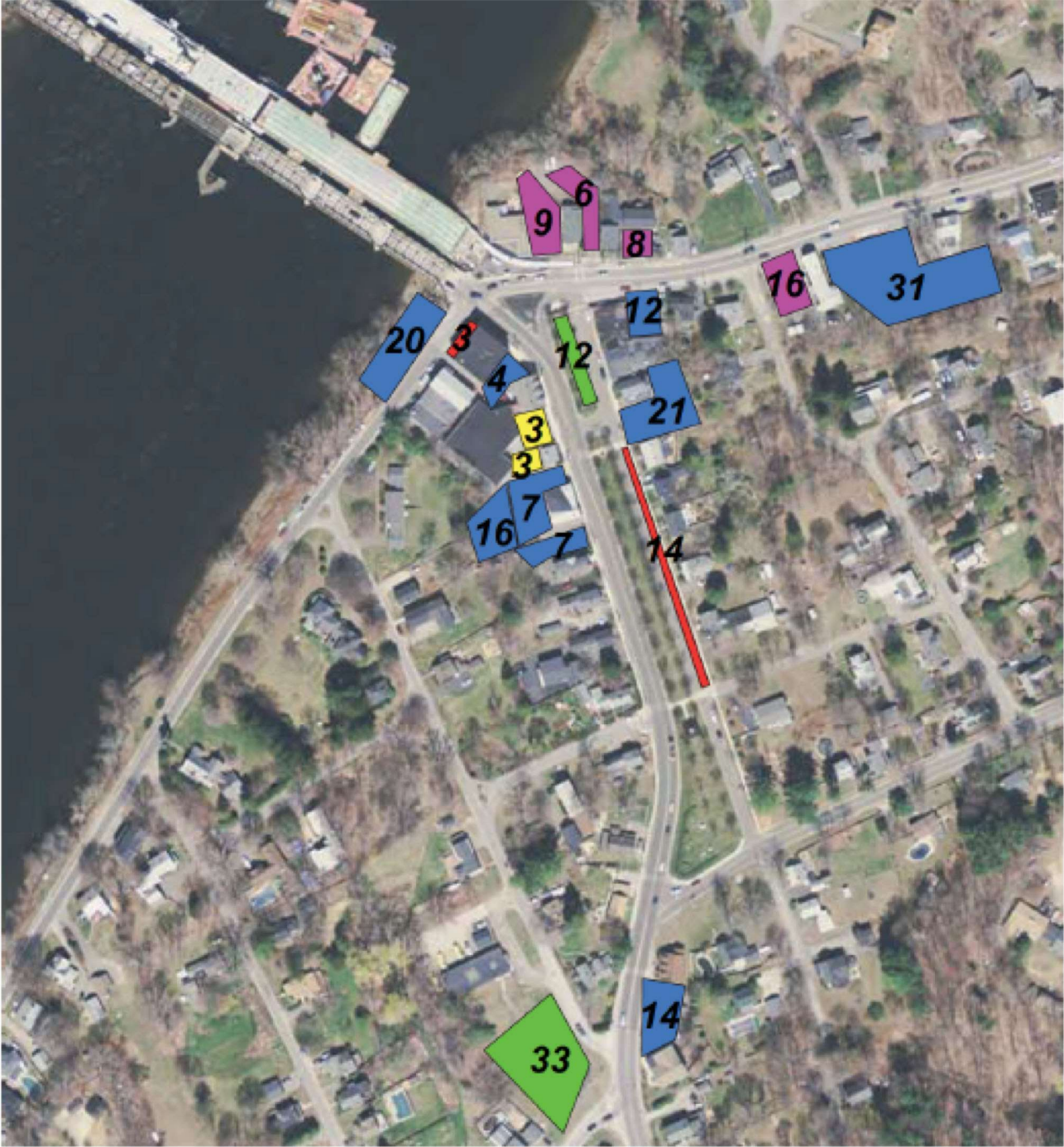
- Meeting the actual need for customer and employee parking, and
- Meeting the town's off-street parking requirements or obtaining town approval for reduced parking.

There are 29 public parking spaces in the core of the Elm Street Business District (including on-street and off-street) and a municipal parking lot outside the core with an additional 33 spaces. This municipal lot is most likely too far away for every-day customer parking for businesses near the main intersection, however, it could provide convenient parking for potential events at the gazebo/on the town green (e.g., farmers market).

There are 157 private parking spaces associated with specific properties potentially available for customers and employees. (Residential tenants might be currently using some of these spaces reducing availability to some degree.) These parking spaces are typically not striped and lack signage with regard to who may use the spaces.

A parking inventory is presented on the following page.

Parking Inventory – Elm Square



Source: Town of Groveland

Parking Utilization – While 44% of the community survey respondents said that parking difficulty sometimes deter them from visiting Elm Square businesses, a preliminary study performed by town staff indicated that a large portion of the existing parking spaces are under-utilized. This might be explained by parking spaces not being available at specific locations where customers that need them at busy times (e.g., at the post office) while other parking spaces dedicated to certain businesses/properties remain largely under-used.

Off-street Parking Requirements - Below is an example of off-street parking requirements for various types of commercial uses. Given the small lots in Elm Square, it might be very difficult for potential new businesses to meet these requirements.

<u>Use</u>	<u>Off-Street Parking Spaces Required</u>
Retail	1 per 250 sq. ft. of floor area
Restaurant	1 space per 4 seats
General Business, Professional Office	1 space per 300 sq. ft. of floor area
Medical/Dental Office	4.3 spaces per 1,000 sq. ft. of floor area

Shared Parking Opportunity – It might be possible for new businesses that cannot meet off-street parking requirements to enter into an agreement with nearby property owners to share parking. Existing conditions that make this difficult include:

- Lack of efficient parking space delineation and signage in private lots, and
- Town regulations require that an applicant proposing the use of shared parking to meet off-street parking requirements submit a formal parking utilization study showing that the existing parking spaces are under-utilized.



NOTICE OF DECISION
AQUIFER PROTECTION OVERLAY DISTRICT
SPECIAL PERMIT

PROPERTY: 929-931 SALEM STREET
ASSESSORS MAP 49 PARCEL 04

PETITIONER:	ANFEH LLC. c/o Fadi Issa 4 Holly Lane Groveland, MA 01834	DATE:	September 7, 2021
ADDRESS:	929-931 Salem Street Groveland, MA 01834	MEETING:	May 18, 2021; June 15, 2021 July 20, 2021; August 3, 2021; August 17, 2021; September 7, 2021

TOWN OF GROVELAND
2021 SEP 21 AM 9:02
AQUIFER PROTECTION OVERLAY DISTRICT
SPECIAL PERMIT

YOU ARE HEREBY notified of the Decision of the Planning Board on the application made by ANFEH, LLC. (the "Applicant") for property located at 929-931 Salem Street Groveland Massachusetts, Assessor's Map 49 Parcel 04 in Groveland, MA, located in the Industrial (I) District (the "Property").

As set forth in the application filed with the Board and testimony, the Applicant sought Aquifer Protection Overlay Special Permit to construct a new 7,250 square foot building with convenience store and automotive repair shop, installation of four automobile dispensing pumps with canopies and two fuel storage tanks.

The application was filed on April 27, 2021. The hearing was advertised in the Lawrence Eagle-Tribune on May 3, 2021 and May 10, 2021. All abutters were notified via Certified Mail Return Receipt. The Groveland Planning Board held the public hearing remotely via Zoom video conference on Tuesday, May 18, 2021 at 7PM. Remote meetings were held due to Governor Baker's Executive Order of March 12, 2020, and current State of Emergency in the Commonwealth due to the outbreak of the "COVID-19 Virus." In order to mitigate the transmission of the COVID-19 Virus, municipalities have been advised and directed by the Commonwealth to suspend public gatherings, and as such, the Governor's Order suspends the requirement of the Open Meeting Law to have all meetings in a publicly accessible physical location. The public hearing was closed on September 7, 2021.

The following members were present: Brad Ligols, Walter Sorenson, Robert Danforth and John Stokes III.

HISTORY

The Applicant received Site Plan Approval in April of 2017. Recorded at the Southern Essex Registry of Deeds Book 38174 Page 263.

In May 2019, the Applicant appeared before the Planning Board to request an extension of the Site Plan Approval and then also to seek a minor modification with a couple of changes to the building size and site layout. But most notably, to move the fuel tanks underground and add a drive thru. The extension of the

Site Plan Approval was issued and the changes were deemed a minor modification. Recorded at the Southern Essex Registry of Deeds Book 38174 Page 263.

At the June 11, 2019 Planning Board meeting the Board voted to waive the Stormwater Management and Land Disturbance Permit for 929-931 Salem Street since an Order of Conditions was issued by the Conservation Commission and contained an approved Stormwater Pollution Prevention Plan.

The Applicant received approvals from the ZBA in 2017 (recorded at the Southern Essex Registry of Deeds Book 38174 Page 275 and Book 38174 Page 279) for a setback variance and use as a repair shop and in 2019 (recorded at the Southern Essex Registry of Deeds Book 38174 Page 271) for the drive-thru. The Applicant received an Order of Conditions from the Conservation Commission (recorded at the Southern Essex Registry of Deeds Book 36021 Page 514 and Book 36021 Page 523) and approval of the modification in 2019 (see letter dated April 11, 2019 and minutes of the April 10, 2019 Conservation Commission).

The Applicant applied and received a building permit on February 13, 2020.

The Applicant went before the Board of Selectmen on February 16, 2021 to seek a license for underground fuel storage. At this time, it was noted that the site was in the Aquifer Protection Overlay District Zone II and underground fuel storage tanks were prohibited under Section 50-6.2. G(3)(a).

Notice was provided on March 3, 2021 to the Applicant that an Aquifer Protection Overlay District special permit must be obtained and aboveground tanks are required.

The Building Commissioner ceased the job on April 5, 2021 per violation of Section 105.4 Validity of Permit as it fails to meet the requirements of Section 105.3.1 Action on Application which need to be satisfied before a permit is issued. The permit in question was issued in error as the project has not filed for or received the Special Permit as required for the Aquifer Protection Overlay District pursuant to the Town of Groveland's Zoning Bylaw § 50-6.2.

An application was submitted on April 27, 2021 and the Building Commissioner lifted the cease and allowed the owner to proceed with construction, at risk, on the building only. All site work, including site work associated with the fuel tank, was further ceased until a special permit is received.

In addition to the fuel storage, the proposed project will render the site 24% impervious. This exceeds the 15% threshold and therefore the use requires a special permit under Section 50-6.2. H. (3) of the Zoning Bylaw.

FINDINGS

The proposed Project will ensure adequate quality and quantity of drinking water for the residents, institutions, and businesses of the Town.

The proposed Project will preserve and protect existing and potential sources of drinking water supplies of the Town and surrounding communities.

The proposed Project will conserve the natural resources of the Town.

The proposed Project will prevent temporary and permanent contamination of the environment.

At the Public Hearing on May 18, 2021, the Applicant proposed a below grade Aboveground Storage Tank (AST) installation and argued the AST offers the safety of an underground storage tank and greater protection relative to the prevention of releases of petroleum to the environment. At subsequent hearings it was further argued that the Aquifer Protection District Overlay District zoning regulations do not specifically preclude the below grade installation of an AST at the subject property. (See letter prepared by New England Environmental Technologies Corporation, dated June 25, 2021.)

The Peer Review Engineer, TEC, reviewed the proposal and stated Section 50-6.2. G.(3)(a) states that within Zone II, “storage tanks or associated pipe systems for hazardous materials, including fuel oils for domestic use in direct contact with the ground” are prohibited. TEC’s interpretation is that this section of the Bylaw is not applicable to the project as proposed because although the tanks will be constructed below grade, the tanks will be within a water-tight concrete vault and the tanks will never be direct contact with the ground. (See letter from Peter Ellison, dated August 3, 2021.)

The State Fire Marshal’s Office and Groveland Fire Department were contacted for review. It was noted all tanks over 10,000 gallons in capacity shall be permitted by the State Fire Marshal’s Office Aboveground Storage Tank Program (See email dated July 29, 2021 from Matthew A. Murray.)

At the August 17, 2021 Planning Board hearing, the Applicant agreed they would file appropriate permits with the State Fire Marshal’s Office.

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

DECISION

After the meeting on the above dates, and upon a motion by Walter Sorenson to approve the Aquifer Protection Overlay District application for 929-931 Salem Street and the drafted decision as amended. Robert Danforth seconded the motion. The vote was 4-0, unanimous in favor.

SPECIAL CONDITIONS

- 1) Final design of the concrete vault shall be designed and stamped by a registered Massachusetts Structural Engineer to support loading of fuel delivery trucks and backfill. The final design of vault shall be submitted to the Board for documentation and reviewed by TEC. The design will also be provided to the Building Commissioner.
- 2) The Applicant shall provide 10-day notice for the pouring of the concrete vault and TEC shall be present to witness. TEC will provide a written report to the Board.
- 3) The stamped concrete vault plan shall state that the tank is to be constructed water-tight. There shall be on-site testing of the tank (after initial placement/construction) to confirm the structure is water-tight. The results should be provided to the Board and reviewed by TEC. Results will also be provided to the Building Commissioner.
- 4) A permit is required from the State Fire Marshal for the construction of the ASTs. A copy of the final Permit shall be provided to the Board for documentation and review.

- 5) The Applicant shall provide the Operations & Maintenance Plan for the proposed ASTs. Future inspection reports shall be provided to the Board for review. Reports will also be provided to the Building Commissioner.
- 6) Quarterly inspections shall be conducted for the first year. After the first-year inspections shall be bi-annually indefinitely. Reports shall be provided to the Board for review. Reports will also be provided to the Building Commissioner.
- 7) The car repair shop includes a trench floor drain to be connected to a 2,000-gallon precast concrete tank via 4” cast iron pipe. An Operations & Maintenance Plan shall be provided to the Board for documentation. Future inspection reports and tank pumping/disposal receipts shall be provided to the Board for documentation
- 8) There shall be on-site testing of the 2,000-gallon precast concrete tank following initial installation. The results shall be provided to the Board.

PRIOR TO ANY SITE WORK

- 9) The Memorandum of Decision must be recorded at the Southern Essex Registry of Deeds. One (1) copy of the signed and recorded Memorandum of Decision must be delivered to the Planning Department.
- 10) A construction schedule shall be submitted to the Planning Department for the purposes of tracking the construction and informing the public of anticipated activities on-site.

DURING CONSTRUCTION

- 11) The construction contractor shall employ all available best-management-practices for the control of dust, including but not limited to watering, planting, stabilization, track-out shaker plates, and/or stockpile coverings.
- 12) Catch basins shall be adequately protected and maintained to prevent siltation into drainage structures.
- 13) Any laydown areas must be shown on a plan and reviewed by the Planning Department. Stockpiles must be appropriately stabilized and/or covered.
- 14) It shall be the responsibility of the Applicant to assure that no erosion from the construction site shall occur which will cause deposition of soil or sediment upon adjacent properties or public ways, except as normally ancillary to off-site construction. Discovery of off-site erosion will be a basis for the Planning Board to make a finding that the project is not in compliance with the approved Plans. In the event off-site erosion is discovered as a result of construction activity, the Planning Board shall give the applicant written notice of any such finding within 48 hours to provide evidence of corrective-action.

- 15) In an effort to reduce noise levels, the Applicant or contractor shall keep in optimum working order, through regular maintenance, any and all equipment that shall emanate sounds from the structures or site

GENERAL CONDITIONS

- 16) Subject to the Conditions contained herein, the Project shall be substantially constructed in accordance with the Record Plans, which are on file with the Planning Board.
- 17) Any action taken by a Town Board, Commission or Department which requires changes in the plan or design of the buildings, as presented to the Planning Board, may be subject to modification by the Planning Board.
- 18) If the Applicant wishes to modify the approved Record Plans, it shall submit proposed modifications to the Planning Board. Where such modification is deemed substantial, the same standards and procedures applicable to an original application for site plan approval, aquifer protection district special permit and stormwater management and land disturbance permit shall be required by the Planning Board; provided, however, that the Planning Board may determine that a proposed modification is insubstantial and approve the same without the need for any further Planning Board approval or hearing. Authorization to modify the Record Plans shall be obtained prior to any substantial modification in the field.
- 19) The contractor shall contact Dig Safe at least 72 hours prior to commencing any excavation.
- 20) Gas, telephone, cable and electric utilities shall be installed underground as specified by the respective utility companies.
- 21) The Applicant shall at all times use all reasonable means to minimize inconvenience to residents in the general area.
- 22) Exterior construction of the Project shall not commence on any weekday before 7:00AM and shall not continue beyond 6:00PM except for emergency repairs. Exterior construction shall not commence on Saturday before 8AM shall not continue beyond 5PM with the same exceptions. The Building Commissioner may allow longer hours of construction in special circumstances, provided that such activity normally is requested in writing by the Applicant except for emergency circumstances, where oral communication shall be followed by written confirmation. There shall be no exterior construction on any Sunday or state or federal legal holiday. Hours of construction operation shall be enforced by the Building Commissioner.
- 23) This Special Permit shall be deemed to have lapsed after three years following the filing of the special permit approval exclusive of the time required to pursue or await determination of any appeals, unless substantial use or construction has commenced within said three-year period or for good cause as determined by the Planning Board.

24) The Applicant is hereby notified that should the Applicant disagree with this decision, the Applicant has the right under MGL c.40A Section 17, to appeal this decision within twenty days after the date this decision has been filed with the Town Clerk.

25) The following information shall be deemed part of the decision:

- **Site Layout Plan, prepared by Choubah Engineering Group, P.C., dated May 27, 2021**
- **Grading, Drainage & Utilities Plan, prepared by Choubah Engineering Group, P.C., dated May 27, 2021**
- **Above-Ground Storage Fuel Tanks Placed Below Grade Layout & Elevations Plan, prepared by Choubah Engineering Group, P.C., dated May 27, 2021**

The Planning Board APPROVES the application for Aquifer Protection Overlay District Special Permit

PLANNING BOARD



Brad Ligols, Chair



Walter Sorenson, Jr.



Jim Bogiages



Robert Danforth



John Stokes, III

cc:

Town Departments
Applicant
Abutters



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: **February 6, 2024**
MEETING PLACE: Town Hall and Zoom
TIME: 7:00 PM
COMMISSIONERS PRESENT: Brad Ligols, DJ McNulty, Jason Naves, Chris Goodwin
COMMISSIONERS ABSENT: John Stokes III, Walter F. Sorenson Jr.
GUESTS: Annie Schindler (Town Planner & Conservation Agent), Sam Joslin (Building Commissioner), Chief Robert Valentine (Fire Department), Deputy Chief Daniel Briscoe (Fire Department), Kevin Snow (GMLD), Craig & Kathy Weaver (25 Cannon Hill Ave), Scott Edwards (GML Coop), Steve Bern (Citizens Energy Corp), Stephen Herling (Citizens Energy Corp)

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: Goodwin motions to open the Planning Board meeting. McNulty seconds the motion. Voted all in favor. The motion passes unanimously.

NEW PROPOSED ZONING BYLAW CHANGES: Pursuant to M.G.L. Ch.40A, Section 5 to consider amendments and additions to the Zoning Bylaw as follows:

- 1) Addition of a Battery Energy Storage System section to Article 7, Special Use Regulations.
- 2) Addition of a section to Article 13, Section 2(A) Applicability for Site Plan Review, to require a site plan review for Battery Energy Storage Systems.

Ligols: *Reads the above legal notice.*

Joslin: The Battery Energy Storage Systems Bylaw are something that myself, the Town Planner and the Municipal Light Department General Manager thought were necessary to bring forwards as an article because there is interest in people putting them in. If we don't have a bylaw in place, they would be allowed in town as they are protected in 40A 3 as a utility. If we don't have anything in place, we have no prevue over anything that goes in. We can reasonably regulate it, but not prohibit it. We took the state model bylaw and all the best parts of other bylaws that other Towns have created. It allows us control for site development, construction of the battery, safety features, decommissioning, bonding for decommissioning, how emergency response will be dealt with, etc. It puts a burden on the applicant to prove that it's safe.

Snow: It's usually paired with a substation, and you can use it in various ways. You can store energy and dispense it at peak times. It also reduces capacity and transmission cost. People who use these systems try to hit these peaks to reduce these costs. This is usually why you see this level of systems. Generally, they are container sized systems. There are batteries stored in them and they typically have fire suppressing in the container. The other thing you can do with them is to power portions of a town during a power outage. You could also use it for frequency regulations.

McNulty: Is it on standby or is it constantly on at a low voltage?

Snow: It would always be on unless it was taken out for service.

Ligols: What do you do with the batteries when they're no good?

Burn: Generally, when you put together a large system like this there are a lot of automated systems and what happens is cell level management. We have a constant look at everything that is happening. If we end up having a thermal event, we have controls that as soon as there's a change in temperature or voltage the systems shut everything down. There is a lot of mitigation that's goes into these systems. There's gas, smoke, and fire detection, typically the system's air on the side of caution which will then such down, which will trigger the operator of the system to go to the site and see what is going on. In Wesley people are asking about having a water connection to the containers which would allow you to flood the container and be more direct than putting water on top of it.

McNulty: Are they fan cooled?

Burn: Most have HVAC. They are placed on foundation; there are no longer walk-in containers. Now they are more side-door containers which is a safety measure. They are essentially un-manned, it's not large like a solar field.

Joslin: If you look at page 7, 8 and 9 of the bylaws it deals with construction standards, the testing standards, required plans, emergency plans, operation and maintenance plans, etc. The goal is that not much can happen there without us being notified.

Valentine: These will have to meet many requirements that we have. Our job will be to ensure things stay cool until the system can regulate itself. If there were to be an issue the company that owns the battery would have to get a HAZMAT team in to mitigate the site.

Ligols: What if National Grid came in and wanted to put a system at their substation on King St right now?

Snow: I would have no control over that.

Planner: The Board would also have no control. That is why we have proposed this bylaw.

Ligols: What is the State going to do? How much time do we have to prepare?

Joslin: The horse has already left the barn. The State has determined that these are allowed under Chapter 40A Section 3. If we don't have a bylaw in place, they will just be able to go in without shading, etc. and other considerations of the residents. This allows us to require applicants to be required to train our public safety and have communications with the Town.

MOTION: Ligols motions to recommend that the Board accepts the addition of a Battery Energy Storage System section to Article 7, Special Use Regulations with the current language. Also to recommend Addition of a section to Article 13, Section 2(A) Applicability for Site Plan Review, to require a site plan review for Battery Energy Storage Systems as it's been written. McNulty seconds the motion. Voted all in favor. The motion passes unanimously.

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

MOTION: McNulty motions to table. Goodwin seconds the motion. Voted all in favor. The motion passes unanimously.

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

Joslin: Last week we had reports of work being done at the site. It was confirmed that asphalt was dug up and fencing was installed. I reached out to the attorney, and they informed me that they were preparing to install the vault. We informed him that their engineering report was not complete, nor had they applied for the proper permits. We are still waiting for the final TEC reports. The contractor called to ask if they could put in their pilings because they had a crane on site, and I said they could do it at risk. Beyond that work they are not to do any more work. Our Health Agent is concerned that it is in the wrong location, and too close to the leaching field.

Ligols: What steps are you going to take? We let them open with a temporary CO a couple of years ago.

Joslin: Because they worked without a permit they will have a double permit fee, beyond that we are waiting to see what is applied for with a permit. A double permit fee is a good show that we are serious.

Ligols: Is TEC going to be present for the pour?

Planner: Yes.

Goodwin: Don't we want them to confirm that they are outside of their leach area before they proceed?

Joslin: Yes, they should do that because it would be a very expensive mistake if that was the case. This is their project to run, I'm not going to babysit.

McNulty: What are the next steps if they start building?

Joslin: They would be shut down.

142 KING STREET: Close escrow account for initial application.

Planner: This was a single-lot subdivision, the original applicants brought it through the permitting process and then sold it to a new owner. The original applicants still have monies in an escrow account so these funds should be released. We do have an escrow account for the new owner.

MOTION: McNulty motions to close the escrow account from the initial application for 142 King Street. Naves seconds the motion. Voted all in favor. The motion passes unanimously.

TOWN PLANNER UPDATE

Planner: At 6-8 Elm Park there is a coming soon sign for a Mexican restaurant. The Building Commission issued a cease and desist because they were working without a permit. They have also been informed they have to file a permit for a special permit for a parking reduction with the Planning Board and a special permit for use with eh Zoning Board. We have two potential upcoming projects. A subdivision at 181R School St and an affordable development at Garrison St which would have to go through the Zoning Board. 912 Salem St is almost ready to have their permit signed, they have one small remaining comment from TEC.

OTHER ITEMS NOT REASONABLY ANTICIPATED AT TIME OF POSTING

None.

NEXT MEETING February 20, 2024

ADJOURNMENT

MOTION: Ligols motions to adjourn at 8:10 PM. Goodwin 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: February 20, 2024
MEETING PLACE: Town Hall and Zoom
TIME: 7:00 PM
COMMISSIONERS PRESENT: Brad Ligols, DJ McNulty, Jason Naves, Chris Goodwin
COMMISSIONERS ABSENT: Walter F. Sorenson Jr.
GUESTS: Annie Schindler (Town Planner & Conservation Agent)

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: Goodwin motions to open the Planning Board meeting. McNulty seconds the motion. Voted all in favor. The motion passes unanimously.

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

Planner: I received an updated set of plans late Friday. I sent them off to TEC today. The applicant was missing the review comments that normally accompany an updated plan. I'm waiting to hear back from the applicant to see if they are going to provide those.

912 SALEM STREET: Signatures on special permit.

Planner: We were waiting on TECs final report, which we did receive so they are all set.
The Board signs the special permit.

BILLIS WAY: As Built/Roadway Acceptance.

Planner: I was hopeful that we would've gotten a review back from TEC, but we have not yet. The Town Meeting is quickly approaching so we may have to have an earlier meeting than our next meeting on March 20, 2024. They initially submitted this in the fall, and they were missing a lot of stuff, but this updated plan seems to have everything.

CORRESPONDENCE: 944 Salem Street ZBA Application.

Planner: This is where the Municipal Light Department has their headquarters. At the unit all the way to the right they are looking to put in a vehicle repair shop for municipal light plan departments. If anyone has any comments, please let me know.

TOWN PLANNER UPDATE

Planner: There is one other thing in the meeting packet from John Stokes III. He has resigned. With the timing of his resigning there is enough time for the seat to be on the next election on May 6th. People are still able to pull papers, the Town Clerk is able to assist with that process. Not much new otherwise.

OTHER ITEMS NOT REASONABLY ANTICIPATED AT TIME OF POSTING

None.

NEXT MEETING March 19, 2024

ADJOURNMENT

MOTION: McNulty motions to adjourn. Goodwin seconds the motion. Voting aye; all in favor. Voted unanimously in favor, the motion passes.



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Walter Sorenson, Vice-Chair
Chris Goodwin
DJ McNulty
Jason Naves, Associate

APPROVED X-X-2024

BOARD: Planning Board
MEETING DATE: **March 19, 2024**
MEETING PLACE: Town Hall and Zoom
TIME: 7:00 PM
COMMISSIONERS PRESENT: B. Ligols, C. Goodwin, D. McNulty, J. Naves
COMMISSIONERS ABSENT: W.F. Sorenson Jr.
GUESTS: None

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.

CALL TO ORDER

MOTION: Goodwin motions to open the March 19, 2024, Planning Board Meeting. McNulty seconds the motion. Voted all in favor, the motion passes unanimously in favor.

929 – 931 SALEM STREET: Project Update

Planner: In your meeting packet you have correspondence from Sam Joslin, Building Commissioner, one addressed to the Board and one to the Owner. Since then, I've received response comments from the Applicants engineer and TEC has those and is reviewing them. I also received their construction control affidavit for the slab of the foundation.

McNulty: Is this information on our website?

Planner: It is not, but anyone can come to my office, give me a call, or email me and receive the information. It is all public record, so anyone can receive them.

Ligols: To give some background, this went back and forth with the Board. There would be a witness to the structural pour of the vault. It is a big problem, what is going on down there. I know Sam has taken some action, but I do understand what needs to be done. How do we know how the rebar was tied and the poly barrier is in. Now they have to core a seamless floor. How do you pour a floor over another floor not to crack.

Goodwin: I have issues with how this has gone down. How are we supposed to know what was done. It is flying in the face of the Board and Building Commissioner. It calls into question the management team working on the project. We should be concerned about how they move forward.

Ligols: A total disregard for what we do. Can we bring these engineers in to ensure that they are going to follow the letter of the law, so we don't have another Valley Screw issue? I think it's a pretty big deal.

McNulty: I think that the Building Commissioner has done a good job at being political with it. They haven't done what they are supposed to do. If the Building Commission sees a concern, then I would see bringing in the engineers.

Ligols: We want to be kept in the loop. Do we know if it is in the right location?

Planner: We just got those plans, and it is outside of the wetland buffer zone, and the Board of Health is reviewing them now.

Ligols: I would just say, continue to keep us in the loop. I may still want to have the engineer come in to explain how they are going to make this better with the Building Commissioner as well. I want to hear it myself. If it were up to me, because of the sensitivity of it, I would just say to rip it out and redo it. I know it's not my call.

McNulty: The Building Commissioner has been lenient. Allowing them to proceed with the pour, knowing that TEC must confirm the reports. How far does this go?

Planner: I can tell you that the last update the Building Commissioner sent to the project team was that if there were any more infractions, he would be reaching out to the various licensing boards that are.

Ligols: He's also on a temporary CO.

Goodwin: That aside, it's the blatant disregard for what they are supposed to do. Now we have to presume based on calculations and something we didn't see to trust it's okay. And they keep trying to work.

Ligols: This is also Zone II Aquifer; these tanks were going to be placed in sand. You can't put tanks in sand in the aquifer. They came in with consultants saying they would be vaulted, the Fire Department, with inspections.

Board: Please make sure we are still in the loop moving forward.

Naves: I have faith in the Building Commissioner and our engineers to do the right thing.

BILLIS WAY: As Built Acceptance, Roadway Recommendation

Planner: Unfortunately, the Highway Superintendent is not able to recommend the acceptance of the road as there is an issue with a manhole cover hitting a plow. He is meeting onsite with the developer this week to hopefully remedy the situation. Because of this, I recommend that the Board meet on Monday March 25, 2024, prior to the Board of Selectmen meeting, to hopefully be able to make a recommendation so that the timing will work out with the warrant.

Board: That will work.

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

Planner: As the Board is aware, the terms for the Planning Board elections have gotten out of sync. This proposed warrant language would remedy this issue. It would allow for those in the 3 concurrent 5-year terms to finish serving their term, and then when that term is up the seat would change from a 5-year term to a 3-year term. This would be the same with one other seat, the third would remain the same. The Board just needs to choose which two seats will be changed when the term is over. The three seats are Chris Goodwin's, DJ McNulty's, and Walter F. Sorenson Jr.'s seat.

Board: Chris Goodwin can take the first spot and DJ McNulty can take the second spot.

TOWN PLANNER UPDATE

Planner: At our next meeting, the Board will be having a public hearing on 6-8 Elm Park for a special permit for a parking reduction. I have already received comments back from different Boards/Departments and I will be sharing the parking study with the Board prior to the meeting for review.

OTHER ITEMS NOT REASONABLE ANTICIPATED AT TIME OF POSTING

Planner: You will see you have a letter from Angus Jennings, who is on the Economic Development Committee, regarding his idea to amend our zoning bylaw to allow recreational marijuana growing, not retail. If the Board is interested, I can coordinate with him to draft something up to be ready for the next Town Meeting.

Board: We welcome further discussion on this topic.

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

MOTION: McNulty motions to accept the meeting minutes from October 30, 2023, and November 28, 2023. Goodwin seconds the motion. Voted all in favor. The motion passed unanimously.

NEXT MEETING March 25, 2024, April 2, 2024

ADJOURNMENT

MOTION: Ligols motions to adjourn the meeting at 7:30 PM. Goodwin seconds the motion. Voted all in favor. The motion passed unanimously.



Town of Groveland
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183 Main Street
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Chris Goodwin
DJ McNulty
Jason Naves, Associate

APPROVED X-X-2024

BOARD: Planning Board
MEETING DATE: **March 25, 2024**
MEETING PLACE: Town Hall and Zoom
TIME: 6:00 PM
COMMISSIONERS PRESENT: B. Ligols, C. Goodwin, J. Naves
COMMISSIONERS ABSENT: D. McNulty, W.F. Sorenson Jr.
GUESTS: *None*

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.

CALL TO ORDER

MOTION: Goodwin motions to open the March 25, 2024, Planning Board Meeting. Naves seconds the motion. Voted all in favor, the motion passes unanimously in favor.

BILLIS WAY: As Built Acceptance, Roadway Recommendation

Planner: I added to your meeting packet correspondence from the Highway Superintendent recommending acceptance of Billis Way.

MOTION: Goodwin motions to recommend Billis Way for street acceptance. Naves seconds the motion. Voted all in favor, the motion passes unanimously in favor.

OTHER ITEMS NOT REASONABLE ANTICIPATED AT TIME OF POSTING

None.

NEXT MEETING April 2, 2024

ADJOURNMENT

MOTION: Ligols motions to adjourn the meeting at 7:02 PM. Goodwin seconds the motion. Voted all in favor. The motion passed unanimously.