



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 23, 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

TOWN OF GROVELAND
 2024 APR 17 PM 3:19
 RECEIVED/POSTED

For discussion and possible vote:

PUBLIC HEARING

CONTINUED 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.

6-8 ELM PARK: Minor Site Plan Review.

929-931 SALEM STREET: Project update.

91 SEVEN STAR ROAD: Discussion on possible common driveway proposal.

833 SALEM STREET: Decision of change of plans from grass to rip rap.

833 SALEM STREET: Acceptance of letter deeming project compliance for Certificate of Occupancy.

MINUTES: Acceptance of January 9, 2024, and April 2, 2024, meeting minutes.

TOWN PLANNER UPDATE

Stipends

OTHER ITEMS NOT REASONABLE ANTICIPATED AT TIME OF POSTING

NEXT MEETING: To be determined.

ADJOURNMENT

NOTE - Notices and agendas are to be posted 48 hours in advance of the meeting excluding Saturdays, Sundays, and legal holidays.



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,

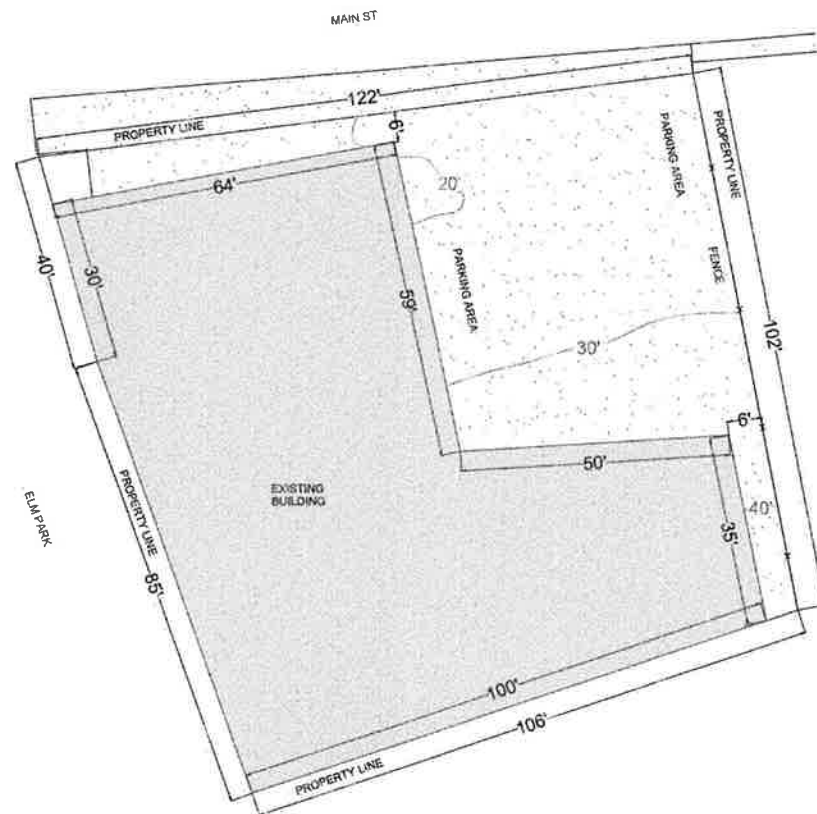
Rod Rivera

X



DINING ROOM 14'7"X32'10"=478 @15 S/F PER PERSON = 31 PEOPLE
 BAR AREA 9'3"X26'1"=241 @ 15 S/F PERSON = 16 PEOPLE
 BAR 6'11"X13'11"= 96S/F @200 S/F PER PERSON =.1 PEOPLE
 KITCHEN 15'10"X33'11"=537 S/F @200 S/F PER PERSON =2.6 PEOPLE.

TOTAL OCCUPANCY IN THE SPACE 50 PEOPLE



TENANT FIT FOR RESTAURANT/SPORT BAR

LEGEND	
PAGE	DESCRIPTION
A-1	COVER PAGE
A-2	COVER PAGE / GENERAL NOTE
A-3	COVER PAGE / GENERAL NOTE
A-4	EXISTING LAYOUT
A-5	DEMOLITION PLAN
A-6	PROPOSED FLOOR LAYOUT
A-7	SMOKE ALARM LAYOUT
A-8	WORK AREA/OCCUPANCY CALCULATION

BUILDING DOCUMENT NOTES:

1. ALL DIMENSIONS SHALL BE FROM FINISHED SURFACE TO FINISHED SURFACE UNLESS NOTED OTHERWISE. CLEAR DIMENSIONS SHALL TAKE PRECEDENCE OVER ANY OTHER DIMENSION.
2. ALL EXISTING DIMENSIONS TO BE VERIFIED IN FIELD. ALL EXISTING DIMENSIONS SHALL BE TO THE FINISHED FACE OF THE RESPECTIVE BUILDING COMPONENT.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE START OF ANY WORK.
2. THE CONTRACTOR OR OWNER IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS REQUIRED FOR THIS PROJECT.
3. ALL WORK TO BE IN ACCORDANCE WITH THE COMMONWEALTH FOR CURRENT STATE BUILDING CODE AND OTHER APPLICABLE CODES.
4. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCING, SCHEDULING AND SAFETY FOR THIS PROJECT.
5. GENERAL CONTRACTOR TO REVIEW PROJECT WITH HOMEOWNER PRIOR TO STARTING CONSTRUCTION.
6. THE CONTRACTOR SHALL WARRANT HIS WORK FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL COMPLETION.
7. ALL TRADES TO BE COORDINATED PRIOR TO CONSTRUCTION BY GENERAL CONTRACTOR.

THESE CONSTRUCTIONS DOCUMENTS COMPLY WITH THE MA STATE BUILDING CODE 780 CMR 9TH EDITION. THE CONSTRUCTION DOCUMENTS ALSO COMPLY WITH THE CODE MODIFIED VERSIONS OF THE 2015 codes as published by the International Code Council (ICC), International Residential Code (IRC); International Building Code (IBC); International Existing Building Code (IEBC); International Mechanical Code (IMC); International Swimming Pool and Spa Code (ISPS); and Portions of The International Fire Code (IFC). THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE CODE MODIFIED VERSIONS OF THE 2015 codes as published by the International Code Council (ICC), AND WITH ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS. MA CMR 780 NINTH EDITION MODIFIED VERSIONS OF 2015 IEC AND 2015 IMC SHALL BE USED. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS. THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. ANY DEFECTS DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. IF REASONABLE TIME IS NOT ALLOWED TO THIS OFFICE TO CORRECT THE DEFECT, SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

DESIGN CRITERIA:

9TH EDITION OF THE MA STATE BUILDING CODE 780 CMR MODIFIED VERSIONS OF 2015 IRC AND IBC ROOF: 50 PSF SNOW LOAD *5 PSF NET WIND UPLIFT. FLOOR: 40 PSF LL. SOIL: *2,000 PSF ALLOWABLE (ASSUMED). TO BE VERIFIED AT TIME OF EXCAVATION FROST DEPTH: *4'-0" SEISMIC ZONE: C, WIND: 100 MPH (120 MPH 3 SEC GUST)

SCOPE OF WORK:

INTERIOR RENOVATION OF EXISTING COMMERCIAL SPACE FOR A RESTAURANT AND SPORT BAR. INSTALL A NEW APPLIANCES AND EQUIPMENT FOR TENANT FITS. ALSO BUILD TWO NEW BATHROOMS FOR HANDI CAP ASSESSABLE NO MAYOR RENOVATION.

GENERAL NOTES

INSULATION:
 INSTALL POLYISOCYANURATE FOAM TYPE INSULATION OR FIBERGLASS MATS R-19 FOR WALLS, R-38 FOR FLOORS AND R-48 FOR ROOF FRAME MEMBERS AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.
 INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER OR TUB DRAINS.
 INSULATE WASTE LINES FOR SOUND CONTROL.
 ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C.LABEL.

EXHAUSTS & VENTS:
 EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

LIGHTING:
 USE ENERGY EFFICIENT LIGHT FIXTURES SUCH AS LED LIGHTING

FRAMING
 PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.
 ALL INTERIOR WALLS TO BE FRAMED WITH 2X4 WOOD STUDS 16" O.C.
 ALL EXTERIOR WALL TO BE FRAMES WITH 2X8 WOOD STUDS 16" O.C.
 USE DOUBLE HEADERS 2X10 ON WALL OPENINGS
 USE JACK STUDS AND CRIPPLES WHERE REQUIRED

WINDOWS:
 ALL WINDOWS SHALL HAVE A MAX U-FACTOR OF 0.50 ACCORDING TO U-FACTOR AND SHGC FOR FENESTRATION: PRESCRIPTIVE PATH OF THE 2021 IECC.

CARPENTRY:
 SAWN LUMBER DESIGN IS BASED ON THE NATIONAL DESIGN SPECIFICATION, LATEST EDITION. SAWN LUMBER SHALL CONFORM TO EAST COAST LUMBER INSPECTION BUREAU OR EASTERN WOOD PRODUCTS ASSOCIATION GRADING RULES.
 ALL LUMBER NOT SPECIFICALLY NOTED TO BE D.F. #2 OR BETTER.
 ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR CMU SHALL BE PRESSURE TREATED UNLESS, AN APPROVED BARRIER IS PROVIDED.
 FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY (OR ENGINEER APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. HANGERS NOT SHOWN SHALL BE SIMPSON HU OF SIZE RECOMMENDED FOR MEMBER.
 ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL. ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON NAILS ALL FRAMING NAILS SHALL BE COMMON NAILS, OR HOT DIPPED GALVANIZED BOX NAILS. FRAMING NAILS SHALL BE PER IBC TABLE 2304.9.1 OR IRC TABLE R602.3(1).
 PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA PRP-1 08 PERFORMANCE STANDARDS. UNLESS NOTED, PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANELS ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER. NAILING NOT SPECIFICALLY IDENTIFIED ON THE DRAWINGS TO CONFORM WITH IRC TABLE R602.3(1).
 GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH U.S. PRODUCT STANDARD PS 56, STRUCTURAL GLUED LAMINATED TIMBER" AND AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, AITC 1 17. EACH MEMBER SHALL BEAR AN AITC OR APA-EWS IDENTIFICATION MARK AND BE ACCOMPANIED BY A CERTIFICATE OF CONFORMANCE.
 ONE COAT OF END SEALER SHALL BE APPLIED IMMEDIATELY AFTER TRIMMING IN EITHER SHOP OR FIELD.
 GLULAM HANGERS NOT SHOWN SHALL BE SIMPSON EG.
 WALL FRAMING 2X6 16" O.C.
 1/2" PLYWOOD



REVISION TABLE	DESCRIPTION
NUMBER	DATE

PROJECT TITLE:
 TECATE CORONA MEXICAN RESTAURANTE & SPORT BAR
 PAGE TITLE:
 COVER PAGE

PROJECT:
 TECATE CORONA MEXICAN RESTAURANTE & SPORT BAR
 8 ELM PARK
 GROVELAN, MA 01834

DRAWINGS PROVIDED BY:
 ROD RIVERA
 BIBIANA GONZALEZ VIANA
 CIS & DESIGNERS
 781-388-2901

DATE:
 3/3/2024

SCALE:
 1/4" = 1'

SHEET:
 A - 1



ROD & VIANA ARCHITECTS AND DESIGNERS
781-388-2801

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DRAWINGS PROVIDED BY:
ROD RIVERA
BIBIANA GONZALEZ VIANA
CRS & DESIGNERS
781-388-2801

CAD/CAM/PRINT NOTE:
This drawing is a computer-generated drawing. It is not to be used for construction without the approval of the architect. The architect is not responsible for the accuracy of the information contained herein. The user of this drawing is advised that the architect is not responsible for the accuracy of the information contained herein. The user of this drawing is advised that the architect is not responsible for the accuracy of the information contained herein.

DATE:

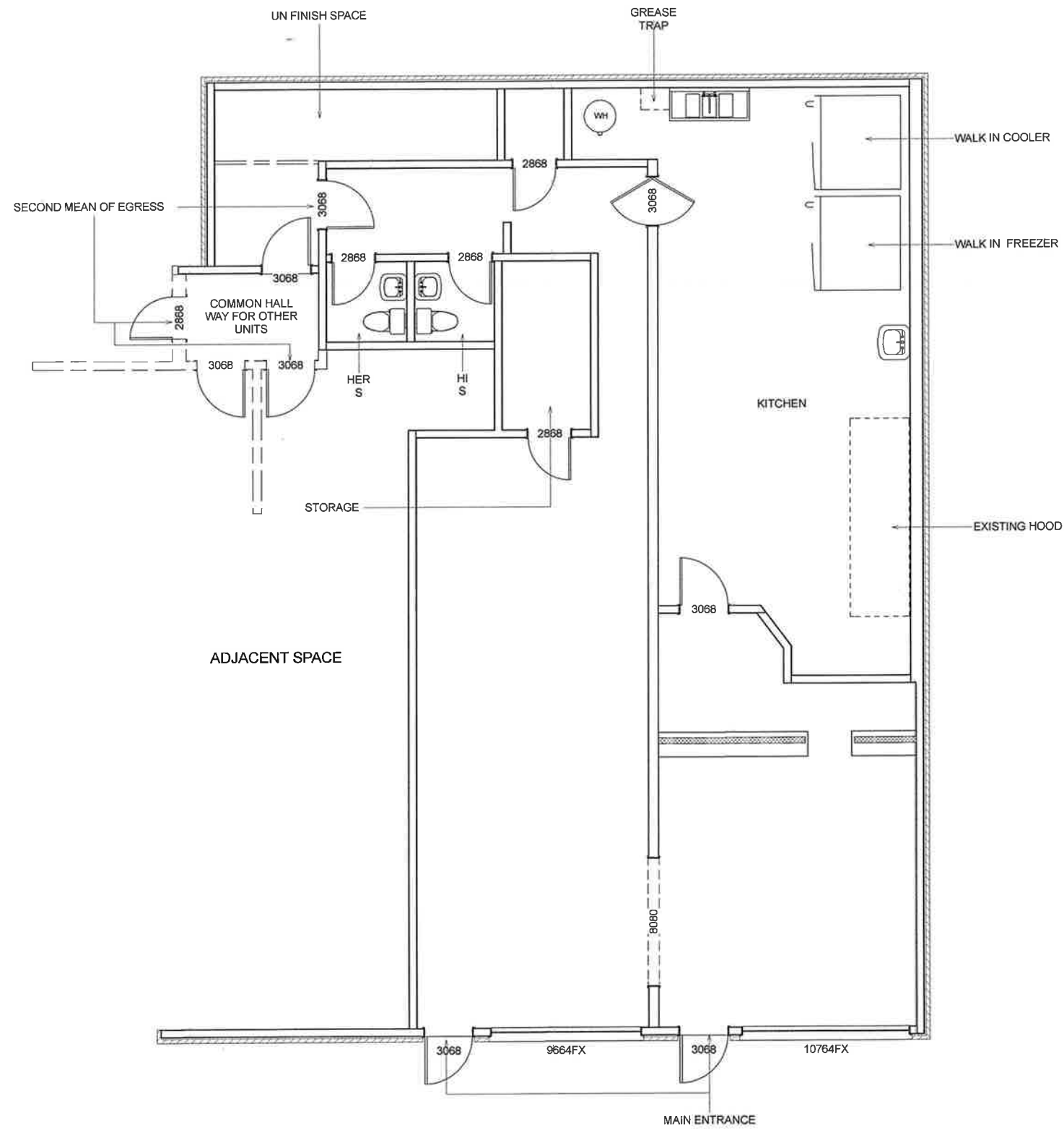
3/3/2024

SCALE:

1/4" = 1'

SHEET:

A - 4



EXISTING LAYOUT
1/4"=1'



ROD RIVERA ARCHITECTURE AND DESIGN
781-389-2901

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DRAWINGS PROVIDED BY:
**ROD RIVERA
BIBIANA GONZALEZ VIANA
C/S & DESIGNERS
781-389-2901**

CONTRACT NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MASSACHUSETTS STATE BOARD OF ARCHITECTURE, ENGINEERS AND SURVEYORS (BSAES) REGULATIONS AND THE MASSACHUSETTS STATE BOARD OF PROFESSIONAL ENGINEERS (BSPE) REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
5. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.
6. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
8. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MASSACHUSETTS STATE BOARD OF ARCHITECTURE, ENGINEERS AND SURVEYORS (BSAES) REGULATIONS AND THE MASSACHUSETTS STATE BOARD OF PROFESSIONAL ENGINEERS (BSPE) REGULATIONS.

DATE:

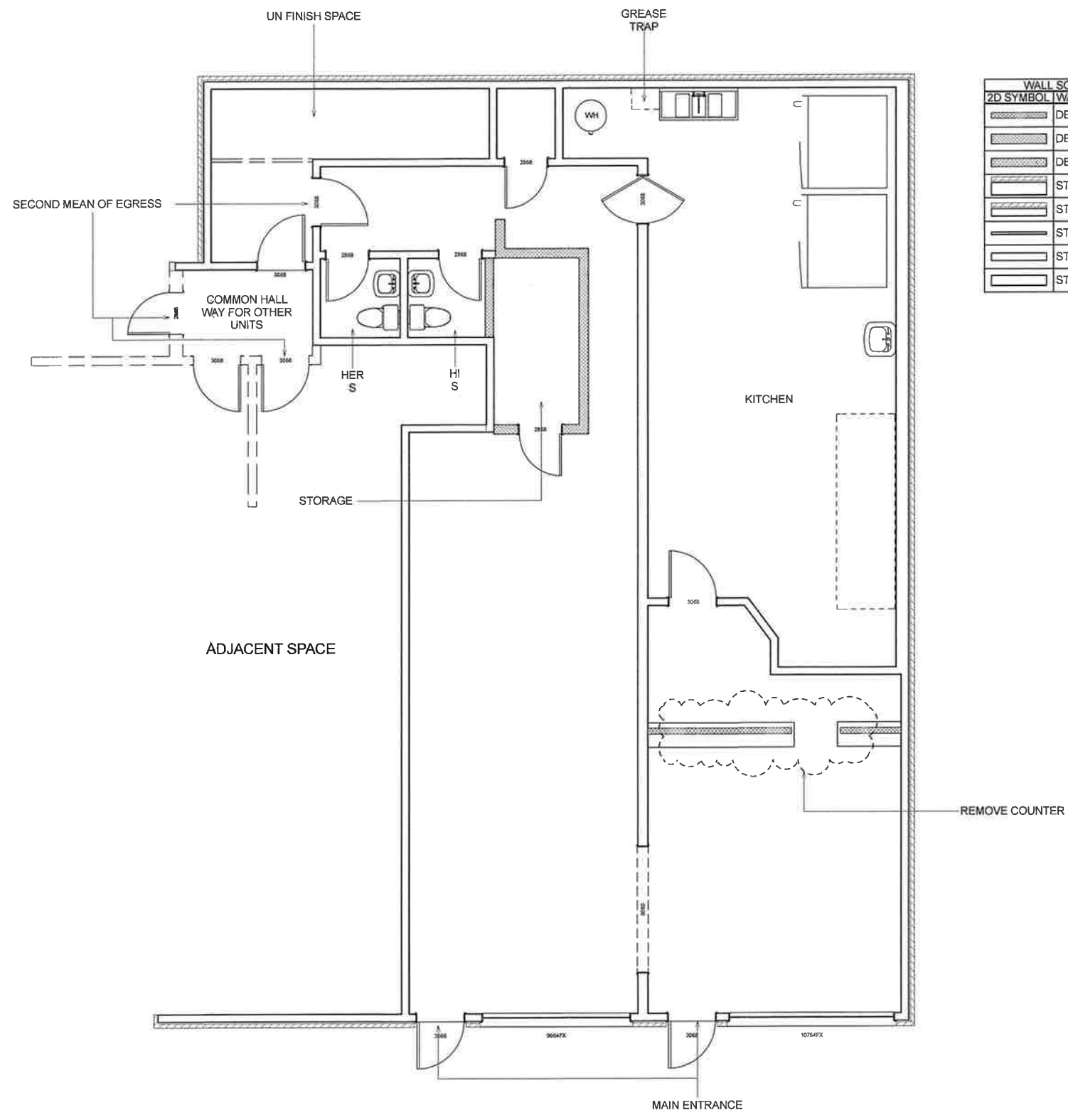
3/3/2024

SCALE:

1/4" = 1'

SHEET:

A - 5



WALL SCHEDULE	
2D SYMBOL	WALL TYPE(S)
	DEMOLITION-4
	DEMOLITION-6
	DEMOLITION-6-7
	STEEL BRICK-10
	STEEL BRICK-6
	STEEL INTERIOR-2
	STEEL INTERIOR-6
	STEEL INTERIOR-8

FLOOR AREA
2099 SQ FT

DEMOLITION PLAN
1/4"=1'

A-5
1



781-389-2901

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 CR & DESIGNERS
 781-389-2901**

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DATE:

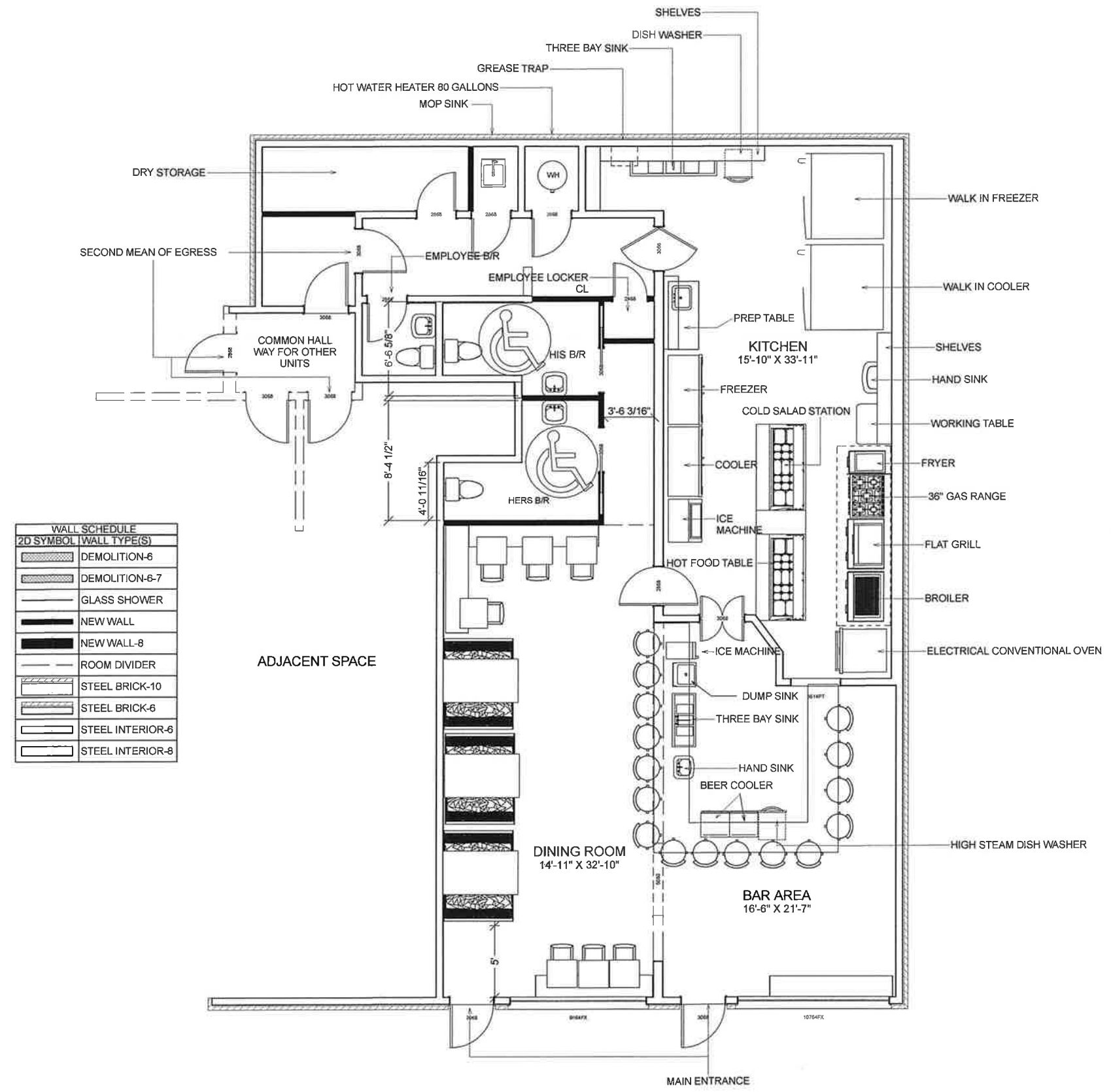
3/3/2024

SCALE:

1/4" = 1'

SHEET:

A - 6



WALL SCHEDULE	
2D SYMBOL	WALL TYPE(S)
	DEMOLITION-6
	DEMOLITION-6-7
	GLASS SHOWER
	NEW WALL
	NEW WALL-8
	ROOM DIVIDER
	STEEL BRICK-10
	STEEL BRICK-6
	STEEL INTERIOR-6
	STEEL INTERIOR-8

PROPOSED FLOOR LAYOUT
 1/4"=1'

TENANT FIT FOR RESTAURANT/SPORT BAR



781-388-2901

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C/S & DESIGNERS
781-388-2901

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DATE:

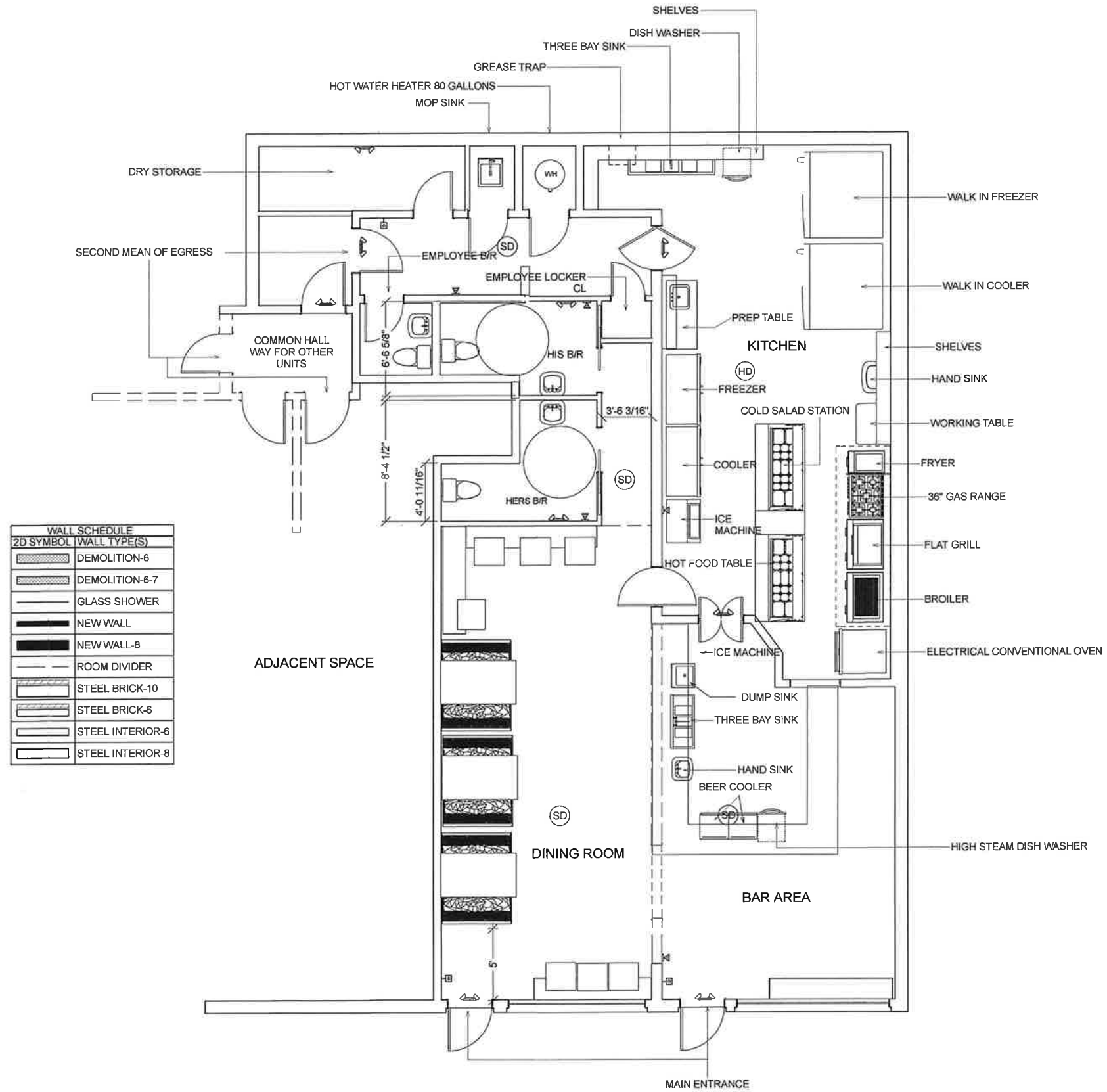
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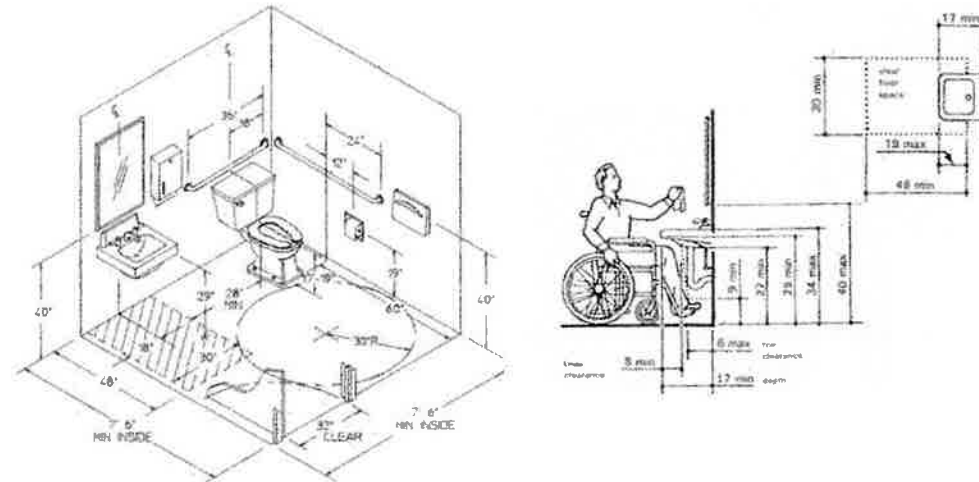
SHEET:

A - 7



SMOKE ALARM LAYOUT
1/4"=1'

An Example of a Single ADA Bathroom Layout

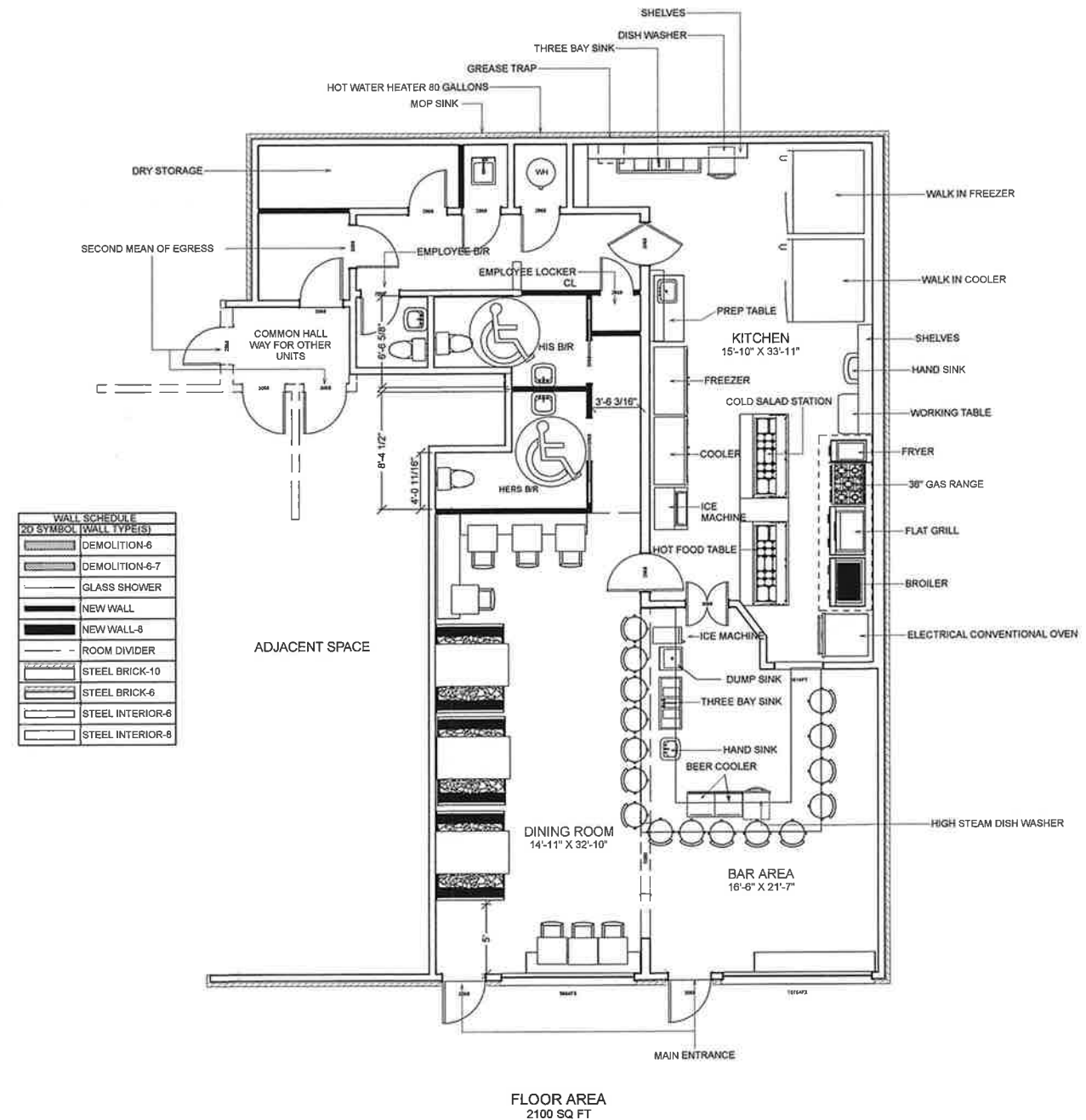


An overview of ADA bathroom layout requirements:

- For single handicapped restrooms there must be a 60" diameter for a wheel chair in the room.
- The grab bars are located off the back wall 33"-36" from the floor and are 36" width.
- Another grab bar 42" length is also used at 33"-36" from the floor off the wall on the side.
- The mirrors must be ADA approved and are tilted to help the handicap.
- The bottom of the reflective mirror starts at 40" from the floor.
- Towel dispensers are mounted at 48" at the bottom of the dispenser from the floor. Toilet tissue dispensers are at 15"-19" from the floor.
- The seat cover dispensers are also at 15"-48" from where they grab the seat cover from the dispenser.
- The hand dryers requires a 30" x 48" clear floor space and mounted minimum 15" and no higher than 48" from the floor.
- Soap dispensers should be mounted no higher than 44" above the floor.

DINING ROOM 14'7"X32'10"=478 @15 S/F PER PERSON = 31 PEOPLE
 BAR AREA 16'6"X21'7"=356 @ 15 S/F PERSON = 23 PEOPLE
 BAR 6'11"X13'11"= 96S/F @200 S/F PER PERSON =.1 PEOPLE
 KITCHEN 15'10"X33'11"=537 S/F @200 S/F PER PERSON =2.6 PEOPLE.

TOTAL OCCUPANCY IN THE SPACE 50 PEOPLE



NO	SYMBOL	WALL TYPE(S)
1	[Pattern]	DEMOLITION-6
2	[Pattern]	DEMOLITION-6-7
3	[Pattern]	GLASS SHOWER
4	[Pattern]	NEW WALL
5	[Pattern]	NEW WALL-8
6	[Pattern]	ROOM DIVIDER
7	[Pattern]	STEEL BRICK-10
8	[Pattern]	STEEL BRICK-6
9	[Pattern]	STEEL INTERIOR-6
10	[Pattern]	STEEL INTERIOR-8

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

PROJECT TITLE:
PROJECT TITLE:
PAGE TITLE:

PROJECT:
TECATE CORONA MEXICAN
RESTAURANTE & SPORT BAR
8 ELM PARK
GROVELAN, MA 01834

DRAWINGS PROVIDED BY:
ROD RIVERA
BIBIANA GONZALEZ VIANA
C/S & DESIGNERS
791-389-2901

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DATE:

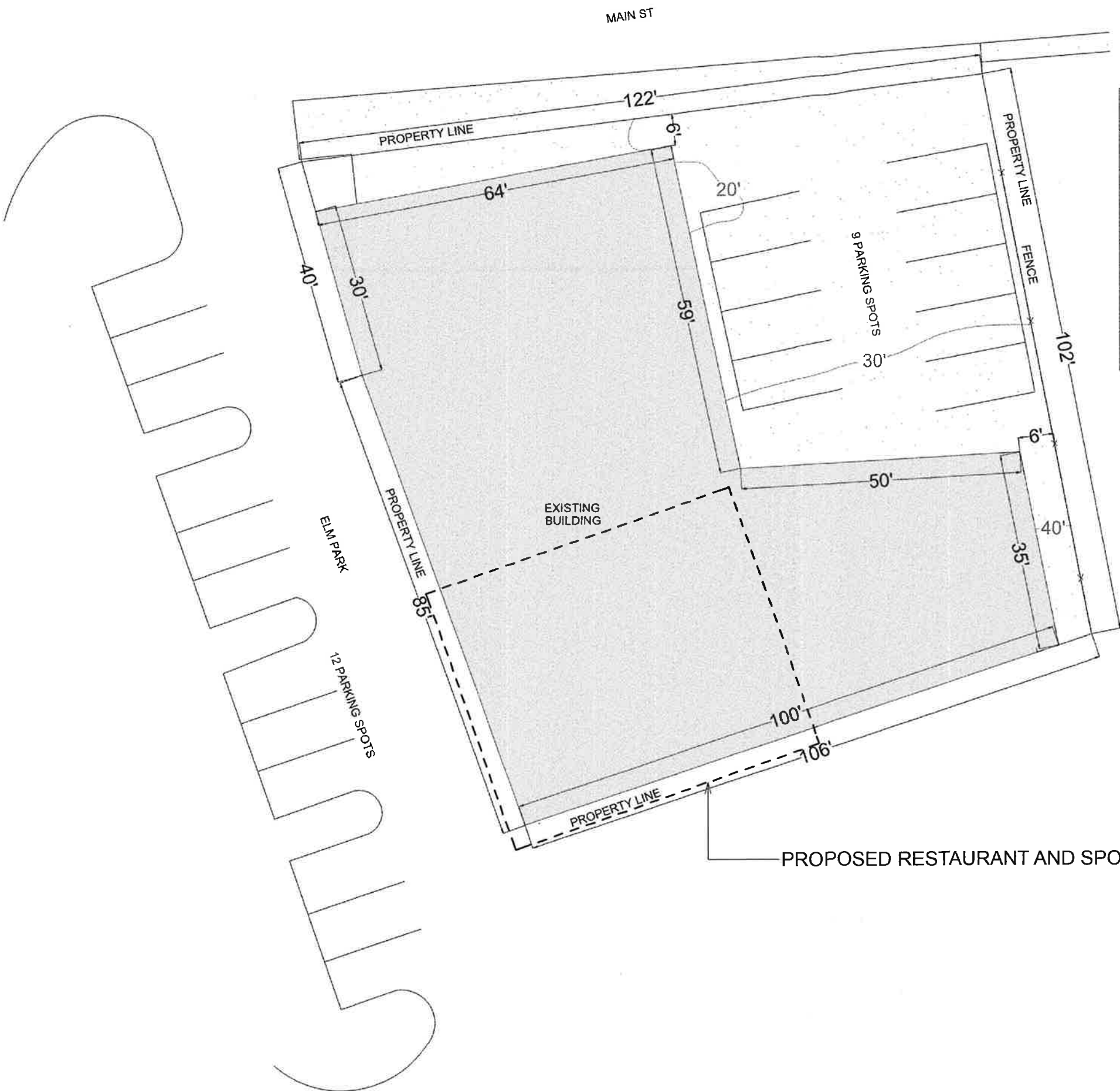
3/3/2024

SCALE:

1/4" = 1'

SHEET:

A - 8



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: Don Greaney <don@appliedgraphics.com>
Sent: Wednesday, April 3, 2024 10:11 AM
To: Annie Schindler
Cc: Rebecca Oldham
Subject: RE: parking study
Attachments: Parking Excerpt From Elm Square Report.pdf

Good morning,

Yes please do based on the fact the applicant doesn't meet the bylaw requirements. Will any new business in the center have the required parking? The building where the dinner and plumbing business was with 4 total bedrooms isn't going to be able to meet parking requirements. If and when they try to get business permits. Based on the plan you sent me it was spelled out that the building owners aren't able to give tenants enough parking to open their business. It's not up to the Town to provide the required parking to meet the Town bylaw requirements for property owners. The 16 spaces the Town maintains is a plus to all the businesses to give visitors a place to park. If the Town is going to adjust the rules and be responsible for businesses parking needs and take on snow removal and repairs. I don't think the taxpayers should be paying for their requirements to meet Town bylaws. The minimum requirements in the bylaws for parking need to be followed. Other businesses have been denied for not having the required spaces. We don't need lawsuits!

Best, Don

From: Annie Schindler [mailto:ASchindler@Grovelandma.com]
Sent: Wednesday, April 3, 2024 8:45 AM
To: don@appliedgraphics.com
Cc: Rebecca Oldham
Subject: RE: parking study

Morning,

Is this something you would like me to share with the Board in their meeting packet for April 23rd?

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.

From: Don Greaney <don@appliedgraphics.com>
Sent: Wednesday, April 3, 2024 7:46 AM
To: Annie Schindler <ASchindler@Grovelandma.com>
Cc: Rebecca Oldham <ROldham@Grovelandma.com>
Subject: FW: parking study

Good morning,

Thank you for sending the parking plan. The number of real spaces the square has to offer looks to be 16 total owned by Groveland. 12 in the center and the 4 added on Main Street. Other than the 16 all others listed seem to be a stretch. Every business needs to meet the Towns requirement per the Bylaws for onsite parking. It's obvious that 6-8 Elm Park doesn't have the proper onsite parking for the existing tenants. I hope the Town didn't spend any money for this plan!

Most of the spaces they reference are beyond the 500' per the bylaw to count as useable to any downtown business. As well as privately owned properties. The only solution to the parking issue for the property owners downtown would be to collectively buy a property and build a parking lot to accommodate all that is required to support their buildings to have tenants.

Make it a Great Day!
Regards, Don



www.appliedgraphics.com

Don Greaney
978-241-5316

Applied Graphics, Inc.
61 S. Hunt Road
Amesbury, MA 01913

[Facebook](#) [Twitter](#)
[Google+](#) [LinkedIn](#)

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From: Annie Schindler [<mailto:ASchindler@Grovelandma.com>]
Sent: Tuesday, April 2, 2024 7:53 PM
To: Don Greaney
Subject: RE: parking study

Hi Don,

Nice to see you as well! Please see attached the information that was in the Boards meeting packet tonight.

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.

From: Don Greaney <don@appliedgraphics.com>
Sent: Tuesday, April 2, 2024 7:51 PM
To: Annie Schindler <ASchindler@Grovelandma.com>
Subject: parking study

Hi Annie,

It was good to see you tonight. I look forward to seeing the almost 200 parking spaces the Town has to offer businesses in the Elm Park.

Make it a great day!

Regards, Don



Don Greaney

978-241-5316

Applied Graphics, Inc.

61 S. Hunt Road

Amesbury, MA 01913

[Facebook](#) [Twitter](#)

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Town of Groveland
Economic Development
Planning & Conservation Department
Planning Board

DECISION FOR SPECIAL PERMIT
FOR A PARKING REDUCTION
6-8 ELM PARK

PETITIONER: Rod Rivera
97 Beach Street
Malden MA 02148

DATE: April 23, 2024

ADDRESS: 6 – 8 Elm Park
Groveland, MA
10-013-0

HEARING: April 2, 2024, April 23, 2024

YOU ARE HEREBY notified of the Decision of the Board of Appeals on the application made by Rod Rivera (the “Applicant”) for property owned by Compass Realty Trust, 6 Forester Street, Wakefield MA 01880, located at 6-8 Elm Park, Groveland MA, Assessors Map 10 Lot 013, located in the Business (B) Zoning District (the “Property”).

As set forth in the application filed with the Board and testimony given at the public hearing, the Applicant sought a Special Permit pursuant to MGL 40A and the Groveland Zoning Bylaws Section 9.4 and 14.6 for a reduction in parking.

The application was filed on March 7, 2024, and notice of such public hearing was given by posting in Town Hall, publication in the Eagle Tribune on Marh 18, 2024 and March 25, 2024, and by certified mail return receipt to all parties-in-interest as defined in MGL Chapter 40A Section 11.

The Board, as authorized by the Groveland Zoning Bylaw Section 9.4, heard the application at a public hearing on April 2, 2024, April 23, 2024, **AND**, at the Groveland Town Hall.

The following members were present at the hearing: Brad Ligols, DJ McNulty, Chris Goodwin, and Jason Naves.

FINDINGS

The Board also makes the following findings in connection with this Decision, which references the criteria that the Board may use to find that the reduction is not inconsistent with public health and safety, or that the reduction promotes a public benefit the granting of a Special Permit for a parking reduction in the Groveland Zoning Bylaw Section 9.4(A). The cases referenced and discussed by the Board were as follows;

- (1) Use of a common parking lot for separate uses having peak demands occurring at different times.

The Board finds that...

- (2) Age or other characteristics of occupants of the facility requiring parking which reduces auto usage.

The Board finds that...

- (3) Peculiarities of the use which will make usual measures of demand invalid.

The Board finds that...

- (4) Availability of on-street parking or parking at nearby municipally owned facilities.

The Board finds that...

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

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

The Board finds that ...

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

The Board finds that ...

- (7) Adequacy of utilities and other public services.

The Board finds that ...

- (8) Neighborhood character and social structures.

The Board finds that ...

- (9) Impacts on the natural environment.

The Board finds that ...

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

The Board finds that ...

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

The Board finds that ...

For the reasons stated above, the Board finds that the application meets the criteria for granting a Special Permit.

CONDITIONS

1. This Special Permit is non-assignable and becomes void upon the sale of the business.
2. Any change of use to this Special Permit will require a subsequent hearing prior to any changes being allowed to commence and could require a new filing.
3. The Applicant shall receive any required federal, state, and local permits required to operate.
4. This Special Permit is subject to recall, given written notification to the Applicant and discussion at a public meeting, if written complaints are received from abutters.
5. In accordance with Groveland Zoning Bylaw Section 14.6(E), if the rights authorized to the Applicant by said Special Permit are not exercised within three (3) years from the date of granting of said Special Permit (filing date with the Town Clerk of the Boards decision), then such rights granted shall lapse unless a substantial use thereof has commenced, expect for good cause.

DECISION

The Board voted to APPROVE/DENY the application for TYPE OF APPLICATION and GRANT the Applicant a Special Permit for XXX at the Property.

The motion was as follows:

XXX made a motion to XXX. XXX seconded the motion. **A vote was taken. Voting aye: XXX. Motion XXX.**

YES	NO	ABSTAIN	ABSENT
-----	----	---------	--------

- CHAIR (B. LIGOLS)
- VICE CHAIR (W.F. SORENSON JR)
- MEMBER (D. MCNULTY)
- MEMBER (C. GOODWIN)
- MEMBER (vacant)
- ALT. MEMBER (J. NAVES)

This Special Permit **does not take effect** until it has been recorded in the Southern Essex District Registry of Deeds. The Book and Page number must be communicated to the Town Clerk and Town Planner for documentation.

Any appeal of this decision shall be made pursuant to MGL Section 17 of Chapter 40A.

BOARD OF APPEALS

CHAIR, chair

+++++
Executed as a sealed instrument this _____ day of (date) _____

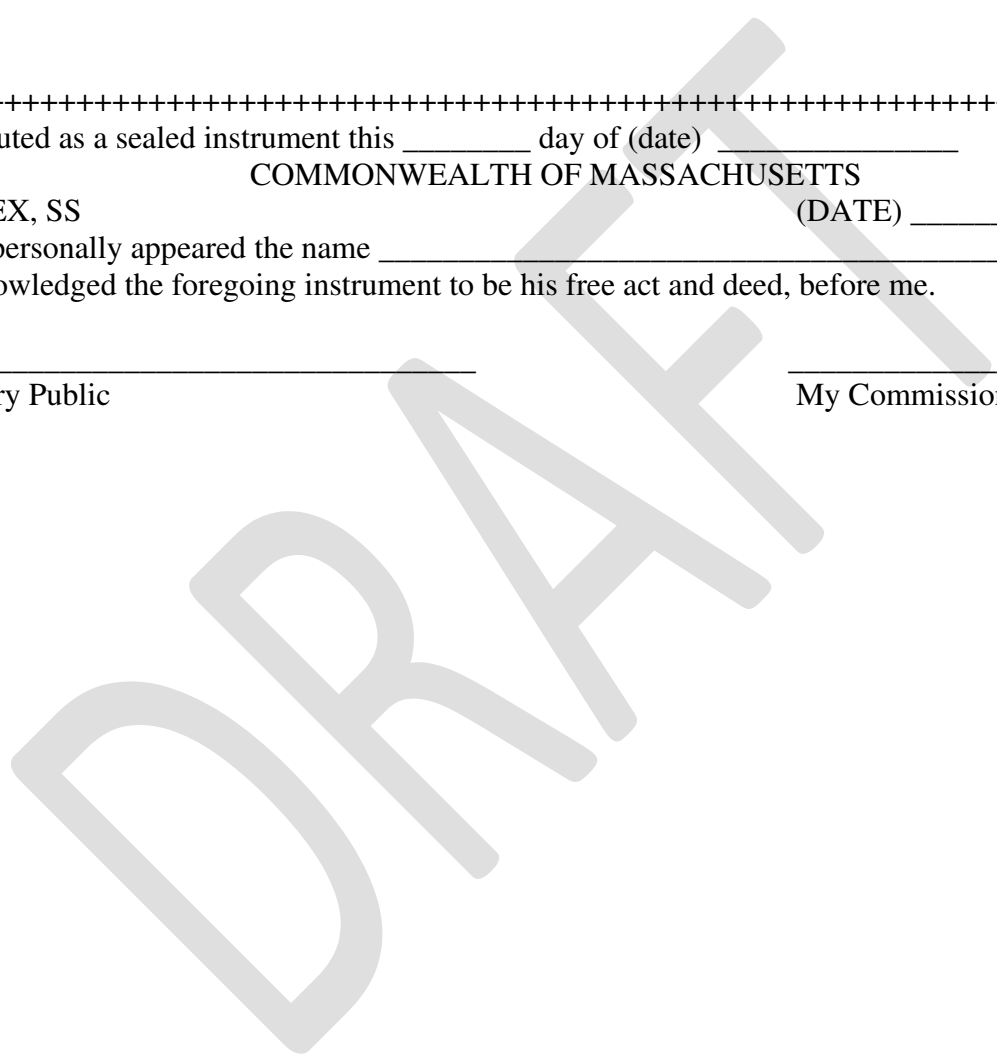
COMMONWEALTH OF MASSACHUSETTS

ESSEX, SS (DATE) _____

The personally appeared the name _____ and
acknowledged the foregoing instrument to be his free act and deed, before me.

Notary Public

My Commission Expires:



FIELD REPORT

Project	Groveland Self-Storage						
Location	929 Salem Street, Groveland, MA 01834						
Project No.	T0845.15						
Client	Town of Groveland						
Contractor	ERA Equipment						
TEC PM	Peter Ellison						
Date		Time In			Time Out		
04/12/2024		7:55 AM			8:25 AM		
Day	S <input type="checkbox"/>	M <input type="checkbox"/>	T <input type="checkbox"/>	W <input type="checkbox"/>	T <input type="checkbox"/>	F <input checked="" type="checkbox"/>	S <input type="checkbox"/>
Temp	To 0 <input type="checkbox"/>	0 - 32 <input type="checkbox"/>	32 - 50 <input type="checkbox"/>	50 - 75 <input checked="" type="checkbox"/>		75 + <input type="checkbox"/>	
Weather:	Rain					Report No. 1	

Average Labor Force

Name of Contractor	Non-Manual	Manual	Remarks
ERA Equipment		1+/-	

Construction Activities

TEC conducted a site visit on Friday, April 8, 2024, to observe construction activities along with the progress of the proposed concrete vault at 929 Salem Street and to assess the site for compliance with general industry standards.

At the time of visit, pooled water was observed throughout the bottom of the excavation for the proposed concrete vault. Sheet piles for slope stabilization were in place surrounding the excavation. Chain-link fencing and jersey barriers were observed around openings leading into the open excavation. The bottom concrete slab was observed to be in place, with rebar for all proposed vertical walls extending up from the slab. A section of rebar was left unassembled near the northeast corner of the vault to allow access to the interior of the vault for future assembly of forms.

The exterior walls were made up of "exterior" vertical bars (#7) were observed being spaced approximately 10" apart, "interior" vertical bars (#4) were observed being spaced approximately 12" apart. Horizontally laid bars (#4) were observed attached to the interior/exterior vertical bars, spaced approximately 12" apart. The middle wall was comprised of two sets of vertical bars (#5) spaced approximately 12" apart. Horizontally laid bars (#5) were observed attached to each separate set of vertical bars, spaced approximately 12" apart.

The Contractor stated they intended to finish forming the wall sections and being ready to pour by the middle of next week. The Contractor stated they would contact TEC prior to being ready to pour.

Stockpiles of rebar were noted within and around the western and southern edge of the concrete vault excavation area. The two proposed tanks to be placed within the vault were observed south of the existing garage.

A sagging erosion control line was observed near the southwest site limit.

See attached photos for additional details.

TEC Field Representatives: William Burnham, E.I.T.
Kasey Provost, P.E.



Figure 1 – Overview of the open excavation, previously poured floor, and assembled wall rebar sections for the proposed concrete vault. Photo taken facing southwest.



Figure 2 – Example measurement of the “exterior” vertical bar (#7) spacing. Photo taken facing south.



Figure 3 – Example measurement of the “exterior” horizontal bar (#4) spacing. Photo taken facing south.



Figure 4 – Rebar and other construction material stockpiles located near the open excavation. Photo taken facing southwest.



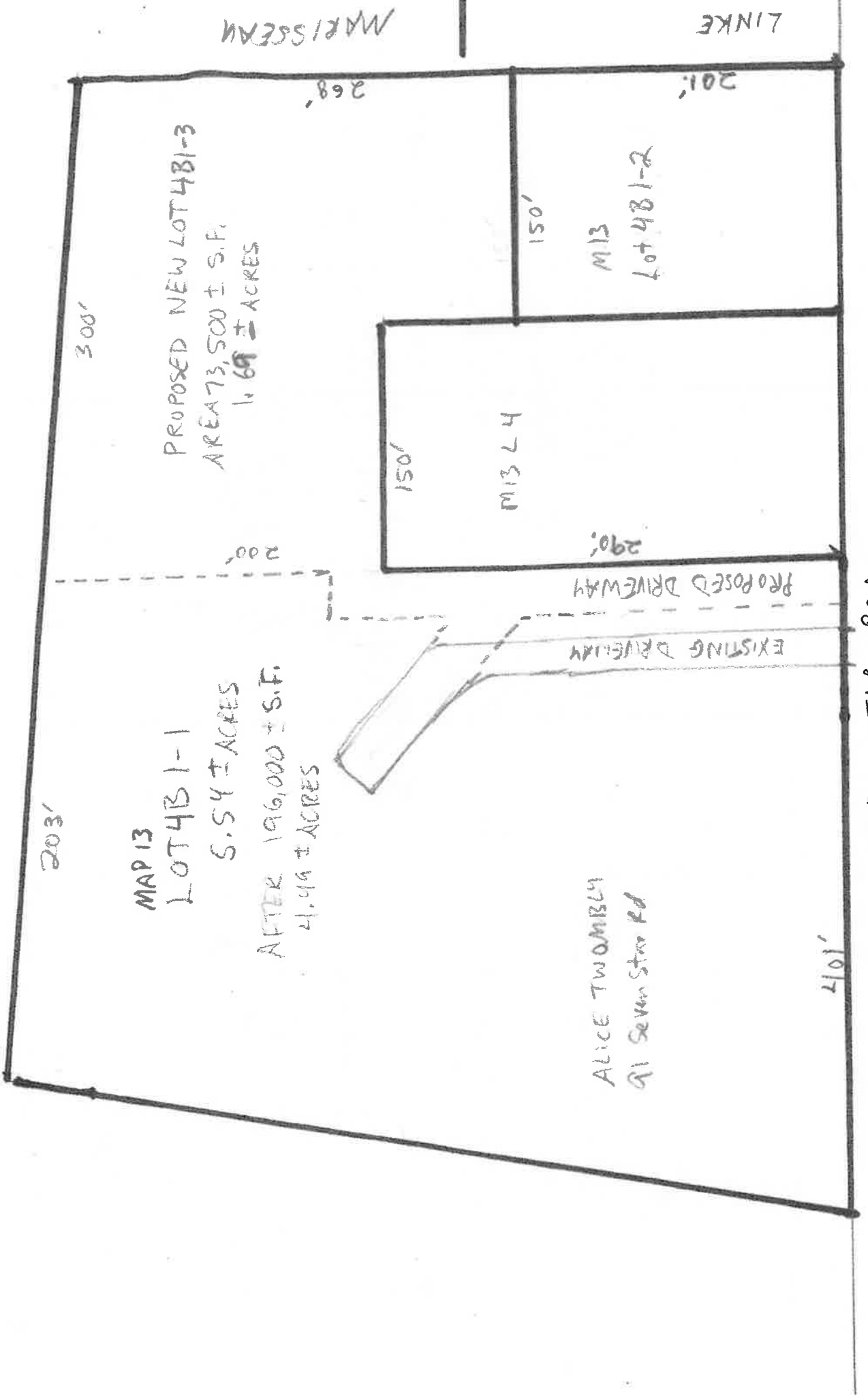
Figure 5 – Sagging silt fence like located near the southwestern site limit. Photo taken facing southwest.



Figure 6 – Stockpiled proposed gas tanks to be placed in vault, south of existing garage. Photo taken facing southeast.

H. HILL / GREENBELT

TWOMBLY



203'

300'

MAP 13

LOT 4B1-1

5.54 ± ACRES

AFTER 196,000 ± S.F.

41.49 ± ACRES

PROPOSED NEW LOT 4B1-3

AREA 73,500 ± S.F.

1.69 ± ACRES

200'

150'

MAP 13 L 4

ALICE TWOMBLY

91 Seven Star Rd

EXISTING DRIVEWAY

PROPOSED DRIVEWAY

290'

150'

MAP 13

LOT 4B1-2

201'

MARISSA

LINK

401'

SEVEN STAR ROAD



TOWN OF GROVELAND
ECONOMIC DEVELOPMENT
PLANNING & CONSERVATION DEPARTMENT

183 Main Street
Groveland, MA 01834
(978) 556-7214

TO: Planning Board

FROM: Annie Schindler, Town Planner & Conservation Agent

DATE: April 17, 2024

RE: TEC/Town Planner Perspective on Grass to Rip-Rap Change at 833 Salem Street/Groveland Self-Storage

Below you can see photos that show where rip-rap was installed rather than grass, which was on the approved plan.



I asked TEC if they believed this would impact stormwater calculations for the site and they responded that the applicant should provide updated calculations to show that this change wouldn't negatively impact the stormwater of the site. The applicants engineer responded with the following...

"Annie, I was on-site Wednesday of last week for a full inspection of the site conditions but also looked at these areas TEC has noted. Although these areas were shown on the project plans as grassed or grassed with a retaining wall, it's my opinion that they still meet the intent of the stormwater analysis. In practice, I always model riprap areas (slopes, riprap aprons, forebay lining, etc.) as "open space - grass" in HydroCAD. I've only run into one project where we modeled the riprap area as something other than open grass cover and it was a project with tens of thousands of square feet of riprap stabilized slopes. I look at this similar to proposing a clean, crushed stone surface that might be used on a site and is generally accepted as a porous surface and therefore doesn't count towards impervious cover (also like porous pavement). So, it's my opinion that this construction field change doesn't change the way in which our stormwater analysis models the site."

There was additional back and forth and as it did not appear that Jones & Beach (engineer for the applicant) and TEC were going to be able to come to a resolution, I am bringing it to the Board. TEC provided the following comment that brings into perspective some important considerations when making their decision.

“In general, I think the Town should require them to make some differentiation between grass/lawn area and rip-rap stone area. TEC’s opinion is that the runoff characteristics from rip-rap will be different than lawn – we offered the open space <50% cover, poor as an option to model this difference. We believe that rip rap and lawn area are different land cover types.

To take it to an extreme...I don’t think the Town wants to set a precedent of openly allowing rip rap and lawn to be interchangeable, without providing any notice to the Town staff or Planning Board. How would the Town feel if 833 Salem Street made the change for all grass areas to be rip rap?”

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

April 1, 2024

**RE: Site Condition Report #1
833 Salem Street, Groveland, MA
Tax Map 47, Lot 34
JBE Project No. 21236**

Mr. Ligols, per your request and in conjunction with the project's Conditions of Approval, Jones & Beach Engineers (JBE) provides this Site Condition Report to document and describe the completed portions of the project as of a site walk on March 13, 2024. It is our understanding that this report is needed in support of your request to the Town for a Temporary Certificate of Occupancy.

Description of current site condition:

As of the day of the site walk, areas to be paved as part of Phase 1 are stabilized with compacted gravel and generally graded in the manner that the fine graded gravel and pavement will be. Infiltration Basin #2 was well vegetated last year ahead of winter and it appears that the grass made it through the winter with little sign of die-off. Both forebays are constructed and appear to be working as designed for the flow that is reaching them. Chamber System #1 was inspected on 9/20/2023 prior to backfill and the inlet/outlet flared end sections are visible and stabilized, as seen in the inspection photos. In several areas there are riprap stabilized surfaces/slopes in place of grassed/vegetated surfaces or slopes shown on the approved plans. The riprap was added in these areas to reduce maintenance needs, ensure more fortified slopes, and fortify a few areas where new, offsite water flow came onto the site. It is our interpretation that these surfaces operate similarly to the runoff characteristics of grassed surfaced and are acceptable construction changes. All catch basins and drain basins required within the Phase 1 area are installed.

In conclusion, we believe that the site is in a stable condition and built per the approved plans except for some reasonable construction field changes noted above.

Very truly yours,
JONES & BEACH ENGINEERS, INC.



Ian MacKinnon, P.E.
Associate | Project Manager



Photo #1: Forebay #2



Photo #2: Infiltration Basin #2. Good percentage of vegetation growth via seeding last summer.



Photo #3: Inlet/outlet FES to Chamber System #1 (one of two inlet/outlets)



Photo #4: Forebay #1. Stone in place and showing signs of good operation.



Photo #5: Looking along north side of Building #2. Stabilized, compacted gravel in place.



Photo #6: Looking at area between existing storage facility and tie-in points. Grassed medians on east side of Buildings 2, 3 & 4 have been replaced with large diameter rip rap to cut down on maintenance and stabilization/slope concerns.



Photo #7: Looking between Buildings #2 & #3. Stabilized, compacted gravel in place.



Photo #8: Looking between Buildings #3 & #4. Stabilized, compacted gravel in place.



Photo #9: Large diameter riprap slope off southwest corner/side of Building #4. This area previously shown as grass slopes. During construction, uphill property currently under development by the abutter discharged large volumes of water towards the project site. This volume of water is not naturally occurring and resulted in washout of some vegetated slopes that had been established. This, combined with the developer's desire to ease slope maintenance, large diameter riprap stone was placed and we find this comparable to a vegetated surface.



Photo #10: Looking behind Building #4. Stone stabilized slope in combination with upper grassed slope.



Photo #11: Looking towards Salem Street from southwest corner of Building #3. Stabilized, compacted gravel surface in place in areas under Phase 1.



Photo #12: Looking towards west end of Buildings #3 & #4. Stabilized, compacted gravel surface in place in areas under Phase 1.



Photo #13: Photo taken on 9/20/2023 prior to backfill of Chamber System #1.



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: **January 9, 2024**
MEETING PLACE: Town Hall and Zoom
TIME: 7:00 PM
MEMBERS PRESENT: B. Ligols, C. Goodwin, J. Naves, D. McNulty, W.F. Sorenson Jr., J. Stokes III
MEMBERS ABSENT: *None.*
GUESTS: Steve Glowacki (912 Salem Street *representative*), William Bryan III (912 Salem Street *owner*), Craig & Kathy Weaver (25 Cannon Hill Ave), Bill Burnham (TEC)

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 of January 9. Stokes III seconds the motion. Voting aye; McNulty, Goodwin, Ligols, Stokes III, Naves. Voted unanimously in favor, the motion passes.

MINUTES: Approval of September 5, 2023, October 16, 2023, and December 19, 2023, meeting minutes.

MOTION: Goodwin motions to accept the September 5, 2023, October 16, 2023, and December 19, 2023, meeting minutes. Naves seconds the motion. Voting aye; McNulty, Goodwin, Ligols, Stokes III, Naves. Voted unanimously in favor, the motion passes.

TOWN PLANNER UPDATE

Planner: The owner of 1 Elm Park will probably be applying for a Site Plan Review and parking reduction Special Permit in the near future, we should solidify a meeting schedule for the next couple of months. 106 King St/Katie Lane is going well, the first home received their Occupancy Permit. 833 Salem Street is going well, at least two buildings are up.

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

Planner: The applicants engineer has provided a response and TEC is taking a look and evaluating the comments.

ZONING BYLAW CHANGES: Schedule for hearings.

Planner: The Building Commissioner and I touch base every year on different zoning changes we are looking to make. One that we've been seeing is that Battery Energy Storage Systems (BESS), large scale

battery storage, seems to be heading in the direction of solar panels, meaning that they cannot be prohibited. We are working to put a bylaw together to zone for these systems to get ahead of this.

Board: *General discussion on BESS and the implications of having a bylaw in place versus not.*

Board: We are available February 6th, February 20th, and March 19th.

833 SALEM STREET/15 NELSON STREET

Ligols recuses himself.

MOTION: McNulty motions to have Chris as a temporary chair. Naves seconds the motion. Voting aye; McNulty, Goodwin, Stokes III, Naves. The motion passes.

Goodwin: Last time we just wanted the foundations in, correct?

Planner: Correct.

Ligols: There are now two buildings complete. Electrical is going in at the end of the week. We're looking for a temporary CO by February 13th. We'll be missing paving and fencing. For Nelson Street we were going to put an overlay down on Nelson Street, but we don't have to disturb Nelson Street anymore because we brought the water in from another direction. The development on Sewell St is going to use it for access. Looking for a \$25,000 reduction on Salem Street and the full amount on Nelson Street.

MOTION: Sorenson motions to reduce the 833 Salem Street bond to \$25,000 and the full amount on the Nelson Street bond. Naves seconded the motion. Voting aye; McNulty, Goodwin, Stokes III, Naves, Sorenson. The motion passes.

Ligols returns to the Board.

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.

MOTION: Sorenson motions to opening the hearing for 912 Salem Street. McNulty seconds the motion. Voting aye; McNulty, Goodwin, Naves, Ligols, Sorenson. Stokes III abstains. The motion passes.

Glowacki: When I was last here, we had some discussions regarding truck turning and the outstanding peer review comments. Since then, we've submitted additional items. We tweaked the wall away from the septic system, and we'll be providing a final stamped plan. The other was that some of the proposed trees were too close to stormwater lines. We'll ensure that is addressed in the final plans. The last item at the meeting was the location of the sign, it has been placed on the plan. It is a location place holder; the actual design will adhere to the bylaw.

McNulty: Should note where the sign is near the Groveland Gas sign, so that you don't block their sign and they don't block yours.

Sorenson: Have you done a traffic study with the new lights?

Glowacki: Our engineer did a study on sight line. We also looked at traffic volumes. Annie provided us with a draft for potential conditions and one is that after 75% occupancy of the units to have a traffic engineer to do a field evaluation to ensure the intersection isn't being impeded. The peaks are rather minimal. We haven't seen the traffic study for the light, but usually there is a growth factor worked into that calculation.

Ligols: What happens at 75% there is a heavy use and there's a turnover and it becomes minimal?

McNulty: You would just need to adjust the timing of the light.

Glowacki: Yes, it would just be to tweak the traffic light. It should be a minor fix.

Sorenson: Was a traffic study done on the intersection? What was the traffic count?

Glowacki: It was anticipated for an average weekday 216 trips per day.

Burnham: Regarding the traffic count; yes, TEC did do the light/intersection plans and we do have the number on it. I can get you those numbers.

Sorenson: There are times when traffic gets backed up there now. I get that 200 cars a day won't make a difference. There are times when it gets backed up.

McNulty: It is in the report from Vanesse, it says it's 15,000 vehicles per day.

Sorenson: But what about an hour-by-hour breakdown?

Glowacki: Vanesse did evaluate that, including the proposed new light, and they anticipate no issue. The nature of the proposed condition would address exactly that.

Ligols: I think they've satisfied this requirement.

Glowacki: Last time we also discussed circulation around the building. Since then, we have moved the building and made it smaller, which will allow for total circulation around the building. We also modeled that all fire trucks will be able to get around the site.

Ligols: If this building was very successful, would you try to put in another one on the rest of the site?

Glowacki: We would have to do a wetland crossing and make a good argument for it. There are other factors at play, such as utilities, turtle habitat, I'm not saying it is impossible, but I don't see it happening anytime soon. Relative to Town approvals, we've received our Order of Condition with the Conservation Commission and our Special Permit with the Zoning Board. We also have responded to TECs final comments.

Planner: There is a draft permit in your meeting packet.

Board: *Board goes through findings in the draft permit, attached to these minutes.*

Ligols: Is the project serving the social, economic, or community needs?

Board: Yes.

Ligols: Traffic flow and safety?

Board: Yes, this has been adequately met.

Ligols: Adequacy of utilities and other public services?

Board: Agreed.

Sorenson: As long as they are all underground. Is this in compliance with Dark Sky?

Glowacki: It has been designed to be Dark Sky compliant with hoods and shields.

Ligols: Neighborhood characteristics and social structure?

Board: Agreed.

Ligols: Impacts on the natural environment?

Board: This has been addressed.

Ligols: Potential fiscal impact, including impact on Town services, tax base, and employment?

Sorenson: That is for the Town Administrators input, did we get anything?

Goodwin: I think it would be minimal on the services.

Sorenson: Can we get something from town management outlining the impact of running a cruiser here or a firetruck?

Goodwin: I think there will be a positive in the collection of the taxes that would offset any services.

Planner: I received no comment on these matters when I sent out this application for review to the different department.

Ligols: If you wanted that it should have been done earlier. We'll vote on this tonight.

Ligols: Consistency with the Master Plan?

Board: We are good with this as well.

Planner: *Outlines the special conditions in the draft.* Generally, for site plan reviews the Board requires a bond of \$50,000.

Ligols: Would that be enough if they were to have issues with the wetlands?

Planner: The bond wouldn't cover that. If they were to have an issue with the wetlands, the Conservation Commission would issue an Enforcement Order and the violator would be mandated to fix the issue, regardless of cost. The Commission uses a different mechanism.

Ligols: What are you going to use for erosion controls?

Planner: It was conditioned in the Order of Conditions with the Conservation Commission.

Glowacki: We know these controls are very important.

McNulty: One of the draft conditions notes that there shall be no vehicle storage, should we elaborate?

Naves: The meaning of it was to ensure that it didn't turn into a junkyard.

Board: *Discussion on how to work this condition.*

Sorenson: Can you please add language about compliance with Dark Sky? And the language of the Town Planner enforcing the permit. Also, it notes a Planning Department, but change that to Planning Board.

Planner: Yes.

Board: For the \$50,000 bond it can be cash, letter of credit, or insurance.

MOTION: Sorenson motions to close the public hearing. Goodwin seconds the motion. Voting aye; McNulty, Goodwin, Ligols, Naves, Sorenson. Voted unanimously in favor, the motion passes.

MOTION: Sorenson motions to approve the special permit as discussed with the conditions and restrictions discussed this evening along with the final engineering report and necessary corrections. Goodwin seconds the motion. Voting aye; McNulty, Goodwin, Ligols, Naves, Sorenson. Voted unanimously in favor, the motion passes.

MOTION: Sorenson motions to issue the decision with the corrections, modifications listed by TEC and the final engineering report. McNulty seconds the motion. Voting aye; McNulty, Goodwin, Ligols, Naves, Sorenson. Voted unanimously in favor, the motion passes.

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

Sorenson: I met with the residents and surveyed it.

K Weaver: The cutting wasn't dead trees. They want it to be clear.

Sorenson: This would be the second enforcement action by the Planning Board. What was obvious to me was that there was cutting in there without Planning Board approval, there are some dead trees out there. The Homestead Ln residents did have an arborist go out there. They are going to try to find some type of species to plant there. There is no doubt that the buffer zone has been violated, not by the same owner. The problem is that with the trees in this area it deletes the purpose of this buffer area. This was a protected space from the beginning. The trees must go back in there, the current owner wasn't objecting to that, just need to figure out the correct trees to plant so that they don't die.

Ligols: I think this is more of a civil matter.

McNulty: I disagree since we have a letter in front of us requesting to remove 12 trees. They now are requesting to cut more down after an arborist went out there.

C Weaver: The owners of Homestead are very aware that there was a no cut zone. I told them that and they kept going. We've called the police.

Sorenson: One of the things that I want to put in the subdivision control bylaw are that stone bound needs to be put in stating that you can't cut past this point. In the mortgage closing paperwork you receive your Planning Board decision. I'm going to meet back out there with the arborist. There is an erosion problem.

McNulty: What authority do we have to enforce what needs to be done?

Sorenson: We have a lot of authority because we put the buffer zone in effect. That's why it is a requirement now for every mortgage closing that you get a copy of the decision. We monitor it and we are in charge of it. The dead stuff has to go, the question is just where the new stuff will go. I don't think we should make a decision tonight. I'll schedule with the arborist and figure out what will be done.

Ligols: I think this is a slippery slope and the Board should be careful. You can look at it both ways, it's partially a civil matter.

Naves: A lot of these trees are ash trees, and they have a huge issue with the beetles.

C Weaver: There was also a very large stand of pine trees.

Ligols: It may implement taking more trees.

Sorenson: There's plenty of area for them to plant more trees.

Ligols: If they want to voluntarily put these in place, but I just worry about taking a civil stance.

Sorenson: We aren't taking a civil stance we're taking an enforcement stance. We can take it right back to the developer and pull an 81W and force the developer back in there. But we don't need to go there. We have consensus on both sides to do something and see what that is. The dead trees do have to come out of there, some of the ones that were tagged I had questions on, but my suggestion is that I meet with the arborist, have them fine tune it, submit it to the Board and the Board votes on it. For future subdivisions we have, we need to take a look at the menu because we have full authority to put in a buffer zone and enforce them. However, this one was prior to us putting all the plaques up so people don't forget.

McNulty: Can you remind me what your goal was with this?

C. Weaver: We want the trees restored and the erosion prevented. The erosion undermines my home and the trees in my yard. My concern is the retaining wall and any issues with that.

Sorenson: That is out of the Boards hands.

Planner: Someone did a large records request on this subdivision, and I saw that there was correspondence from Conservation allowing it to go through, but I would have to look into it more.

Ligols: I just don't think it should be called an enforcement since they are willing to work with the Board and the abutters. It should be the Boards decision to advise.

McNulty: Right now, we're just making sure that they are doing their due diligence prior to removing any trees.

Goodwin: So, we will wait to hear from the arborist and the planting plan.

C. Weaver: I just don't want my property destroyed.

NEXT MEETINGS: February 6, 2024, February 20, 2024, March 19, 2024

ADJOURNMENT

MOTION: McNulty motions to adjourn at 8:51 PM. Goodwin seconds the motion. Voting aye; all in favor. Voting aye; McNulty, Goodwin, Stokes III, Ligols, Sorenson. The motion passes unanimously in favor.



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

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

APPROVED X-X-2024

BOARD: Planning Board
MEETING DATE: April 2, 2024
MEETING PLACE: Town Hall and Zoom
TIME: 7:00 PM
MEMBERS PRESENT: B. Ligols, C. Goodwin, D. McNulty, J. Naves
MEMBERS ABSENT: W.F. Sorenson Jr.
GUESTS: Stephen David (rep for 929-931 Salem St), Meredith Buckley (929-931 Salem St), Angelo (contractor for 929-931 Salem St), Chris Kirby (Engineer for 929-931 Salem St), Kevin Lopez (6-8 Elm Park), Rod Rivera (rep 6-8 Elm Park), Alice Twombly (91 Seven Star Rd), Dan Judson (881 Salem St)

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 April 2, 2024, Planning Board Meeting. McNulty seconds the motion. Voted all in favor, the motion passes unanimously in favor.

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.

Ligols: Reads the above notice.

Rivera: I'm here as the applicant. Want to turn the old pizza place into a restaurant/sports bar. We are looking for a reduction in parking since the area is already congested with other tenants, but I think the time frame we are proposing for our hours it will work out well. We are proposing Sunday to Thursday 11 am to 10 pm. On Friday and Saturday until 12 am. For parking requirements, it is 1 spot per 4 seats within the restaurant. We have 42 seats, which would require 16 parking spaces. We are asking for 6 parking spaces reduced. For employees we are going to have two employees in the kitchen and two servers, they are all family so will only use one car. Potentially three serves total.

Ligols: So up to five employees. Where would they all park if they don't come together?

Rivera: In the other places they have employees get dropped off and picked up.

McNulty: Any managers?

Rivera: I would be the manager. I would come in and check up on the place and then I would leave. I would only be there for two or three hours at a time.

Don Greeney: Don Greeney, the company I work for abuts this property in the Square. When we came before the Board for our tenants, they had to have in their lease the number of spaces that they have on the property for parking. I didn't hear any of that for what they are presenting. That property has a hairdresser, a laundromat, and Healthy Glow. There are probably 10 employees total in that building already. There are ten parking spaces total for that building. I don't know what spaces they're getting in their lease. We can also use the spaces in the square that anyone can use. There is no on-street parking, no parking across the street where the post office is. I don't want to see people come in and spend a lot of money and then have to go out of business because no one can park. The other restaurant there would try to use our parking spaces.

Ligols: Is the parking study in the meeting packet?

Planner: Yes.

Ligols: Did they give you a specific amount of space in your lease?

Rivera: Yes, I believe 6.

Greeney: The spaces out front are public parking spaces. The parking for this building is in front of Family Affair.

Goodwin: In the parking study it notes there are 192 parking spaces available.

Greeney: The shared parking spaces need to be 500 feet from the premises according to the bylaw.

Ligols: We do have dialog from the Police Chief, no parking on 113 or 97.

Greeney: They didn't line any spots on the back of Elm Park so you can't just guess the amount of spots there.

Goodwin: I think you need to give residents the benefit of the doubt that they aren't going to park illegally.

Michael Anderson: I own the property at 282 Main St, adjacent to the bank. Groveland has always had a parking problem. I came to the meeting to hear what the hours were going to be. I just found out that they are entertaining a sports bar, and we're hearing there's no on street parking on Route 97 or Route 113. My concern is I don't want to end up with spill-over with people who want to park, and they end up trying to park in my area. I don't want to be responsible to come up with signage telling people not to park there. I don't want to tow cars. I grew up in this town, I don't want to have people I know cars towed off my lot.

Goodwin: Was that a problem with the previous applicant?

Anderson: No, but that was takeout, so people were in and out. A sports bar you hang out and watch a game. We don't need people being drunk and hanging out in parking lots.

Goodwin: I think we should give Groveland residents the benefit of the doubt that they won't get drunk and hangout in parking lots.

Anderson: I'm not going to accept people parking in my parking lot.

McNulty: The site itself has 9 parking spots, and the ones out front are public?

Board: Yes.

Greeney: But they have three other tenants in the building. He thought he was getting 6 spaces but with the other tenants I don't see how that is possible.

Ligols: We will close the public comment for now. We should know from the building owner how many spots they are getting, which tenants have which spots. Because right now it's not adding up.

Goodwin: That expectation was still there for the last restaurant that they would have people sitting there as well.

Planner: The increase in spots between the two restaurants is 4.5 parking spots.

Goodwin: I think for a matter of 4 spaces and there are other public parking spaces in Elm Square I don't see the debate as far as I'm concerned.

Ligols: I see what you're saying, I just want to see what the lease says. And take a look at what's within 500 feet for parking.

Planner: The municipal lot is over 1,000 feet away.

Goodwin: In most communities you aren't parking within 500 feet from the restaurant.

Naves: Anyone know what the hours of the salon? The peak times could be off.

Greeney: Tuesday they are closed, Monday 9-3, Wednesday 9-3, Thursday 12:30-7:30, Friday 9-4, Saturday 8-4. The laundromat 5:30am-12:30am. Healthy Glow is open Monday-Thursday 9-8, Friday 9-6, Saturday 8:30-4, Sunday 10-4. The study must be counting the driveways if the study thinks there are 192 spaces. They're going to have to add a dumpster for this.

Goodwin: I assume the prior tenant had a dumpster.

Greeney: It was behind the laundromat.

Ligols: Rivera can you please mark where the dumpster locations are going to be on the site plan for the next meeting?

Rivera: Yes.

Ligols: We need some more information and to go back and look at the bylaw and the parking plan.

Board: Discussion on the staggered times of different businesses in the Square.

Ligols: If you want to bring in the owner and ask him to tell us where the parking for the other businesses are.

MOTION: Ligols motions to continue the hearing until the April 23rd meeting. McNulty seconds. Voted all in favor, the motion passes.

929-931 SALEM STREET: Project update.

David: I represent the owner, the contractor is here, our structural engineer is also here. Last week TEC issued additional comments and our engineer has also responded. Regarding permits, the application for the State Fire Marshal has been filed and our tank installer expects a decision from them at the latest at the beginning of next week. We are going to before the BoS to be able to use the tanks and the hearing will be on April 8th. This will allow us to move forward and install the tank. Remaining items are to pour the walls for the vault and then install the tanks and pour a cap for the vault. There is presently a stop work order, we had complied with everything he wanted except for the confirmation from TEC. If that were to happen the expectation the tanks would be installed within 7-10 days.

Ligols: How did we get to this point? We issued a decision about having our engineer on site. Why did you start the project without a permit? Proceed without a permit? Why did everyone avoid our decision?

David: I did file a building permit with Mr. Joslin before our work began. I think what you are referring to is starting without TEC sign off. An underground vault is very unusual for storing vaults. I'll take responsibility for that permit not being pulled. As far as what went on, prior to the pouring of the slab, we had a permit pending when the hole was excavated. Mr. Joslin inspected the hole as you have to before a foundation goes in, so that was followed. Prior to the pour the engineer came out to the site to inspect the rebar and the hole. The next day after the slab was poured Mr. Joslin received a stamped plan and a narrative indicating that all the work done was compliant with the plan and the structural integrity was okay. In the permit you're right that there is a clause that the peer review would be there to observe the pour.

Ligols: So, what do we do to rectify that?

David: We have provided TEC the information relative to the pour, Angelo got information from the concrete company and Mr. Kirby sent them over a narrative or plan relative to the integrity of the slab. I haven't seen anything from TEC to challenge that at all.

Goodwin: Just so we're clear, the slab was poured, and you did not have approval to do so?

David: I would say that TEC did not finish their comments.

Ligols: And they still haven't finished their comments.

David: Their comments aren't about the slab, it's about the pouring of the top of the vault which hasn't occurred yet.

Ligols: Was it done the way it was supposed to be done? And how do we know that? If we don't have TEC witnessing the pour, and this is a Zone II Aquifer so it shouldn't be taken lightly this is our drinking water, so I want to make sure it is done right, we don't want a problem.

David: I don't see a problem. The structural engineer who designed the vault came out prior to the pour and checked not only the ground but the rebar and everything that was done by the contractor. Mr. Joslin had inspected the hole. He was there on the day of the pour.

Goodwin: He was there because he was called because you were in violation of the cease-and-desist order. There was a cease and desist that was disregarded and a second one issued. The problem isn't with your structural engineers finding, the problem is with the process of the approval not being followed by the crew doing the work.

David: I think I've already addressed that.

Ligols: Mr. Joslin is not an engineer, he is a building inspector.

David: But he had an obligation to inspect a hole for a foundation to make sure it is suitable. I understand he has a limited function, but he was there.

Ligols: Because of the phone calls he was getting about you violating a cease and desist.

David: You began attacking the integrity of the work that was done.

Ligols: I'm not attacking the integrity of the work, but how do we know that the integrity of the work is done the way it was supposed to be done per our peer reviewer.

David: You know that because our structural engineer provided a narrative and stamped plan the next day and it was sent to TEC, and they haven't indicated any issues.

Ligols: We still don't know if they're going to sign off on something they didn't see.

Goodwin: That is the Boards issue. We stipulated as part of our decision that our peer reviewer witnesses the pour so that we can be certain about how it was done, and that was flagrantly disregarded.

Angelo: At the time the work was done we had no idea that TEC was supposed to overlook this job. When we went ahead with plans from the structural engineer, all the rebar was put in and Chris Kirby took pictures of all the rebar and we gave TEC the submittals for the concrete we used which as on the plan, and that was the only part of the job that has pictures of every rebar in the concrete and the thickness.

Ligols: Did you have a third party check out the rebar? Was there poly underneath for the pour like we put in the design? Was there concrete testing?

Angelo: The concrete testing wasn't done. But we gave them the submittals, so they know what type of concrete that was put in.

Ligols: I'm a developer who happens to be pretty well versed in fuel and when you do concrete work, we have a third part come in and do a rebar inspection to make sure everything is correct.

McNulty: Was that part of the decision for those things to be done? Or is that something people do on their own?

Ligols: It is best practice.

McNulty: So, when you went to excavate you only had a pending permit?

David: We had a special permit.

Ligols: That's not a building permit.

David: We had applied for a building permit. We did not have a permit in hand.

McNulty: I just want to have a timeline. There was a pending building permit, it was submitted but not complete, then the excavation happened prior to it being a signed permit.

David: I believe Mr. Joslin said it was okay to dig the hole.

Ligols: What I understand is the hole was dug, he gave them permission to sink the metal sheeting to finish that and that was it.

McNulty: Was TEC supposed to be there for the excavation. I think I remember hearing that comment because of the aquifer.

Ligols: Was the hole pinned?

Angelo: Yes

McNulty: Was TEC supposed to be there for that?

Ligols: No TEC was just supposed to be there for the pour.

McNulty: The issues were the sheeting and the pour of the slab?

Ligols: Yes.

Goodwin: They put in the sheeting and then issued a stop work order, which they violated when they poured the slab and another cease and desist was issued. The pour was supposed to be witnessed by TEC.

McNulty: It's irritating that it was done incorrectly twice, I just want to make sure that the work was all done correctly.

David: The engineer would not have stamped and written a narrative if he wasn't comfortable with the work.

Goodwin: We aren't questioning the engineer's competency. Our issue comes from adherence to the process more than anything else.

David: I expect that as soon as we hear back from TEC, we're hoping everything is resolved and Mr. Joslin will sign off on the permit.

McNulty: Are we up to date with TEC from the 28th with things that are partially addressed. Have these been addressed?

David: There was a response dated today. There are just two more comments that Mr. Kirby addressed.

Planner: I sent that response to TEC this afternoon.

Ligols: *Explains the original permitting history.* I'd like to hear from Mr. Kirby on this.

McNulty: We owe it to the residents to make sure it was done correctly.

Chris Kirby: The vault was designed for all the appropriate loadings, and I came out and inspected the slab and it was done exactly to plan, and I provided a field report and an affidavit for that. The slab is on ledge, I am 10% confident that the work is to plan and design. It was a pour over hard ledge.

Ligols: How do you provide concrete testing?

Kirby: I recommend taking some cylinders for the wall pours.

Ligols: What about the floor?

Angelo: We didn't take any test cylinders on that. But the concrete company had information and gave us the submittals.

Ligols: That's up to the building inspector rather than us.

Naves: When I read some of TEC's comments I do have concerns. I understand things have been resubmitted, but it doesn't work well when they're submitted the day of the meeting.

David: The slab that was poured is 18 inches. TEC has all of this. They haven't raised any issues with it. They weren't hired to design the vault, just review it.

Goodwin: I would ask that before Sam issues the okay before he issues the permit to have TEC in there.

Ligols: That would be on the Building Inspector.

Goodwin: Understood, it is just a request.

Dan Judson, 881 Salem Street: I'm concerned about the pictures. I'm also a contractor, and I don't feel comfortable with the fuel leaking through the concrete. If you're going to pass this with pictures. What happens if there is damage. I'm not worried about the tanks; I'm worried about the fuel leaking and getting in our water system. Pictures don't cut it for me.

David: Normally tanks are just installed in sand, this is unusual because of the aquifer.

Judson: You started before permits, nothing got inspected, how do we know what's in that concrete. I don't take this lightly, it's our drinking water. I think it should be started over.

Kirby: The pictures were taken as verification of a physical inspection in the field. I went out into the hole, measured all the rebar, made sure it was all correct, and provided an affidavit. TEC commented that there should be a water stop in the concrete and the tank should be tested watertight. We put a lot of effort into designing this tank.

Goodwin: I think that's our problem, the people that we wanted onsite to do the inspection weren't there as they were required to be.

Judson: I don't know if I want to take Chris Kirby's word on this.

Goodwin: I don't think anyone is questioning his competence.

Judson: The right people haven't been involved. I don't see this going in the right direction. Who would be held accountable for it if something goes wrong?

Ligols: The structural engineer who designs it. I'm also annoyed by what has taken place. We thought it was going to be done correctly.

David: I can assure the Board that this vault is costing over \$100,000 to install, we aren't going to spend that type of money and not make sure it's done correctly. Mr. Kirby's reputation is impeccable. We can probably get a coring from somewhere, but again, the issue hasn't been raised. I believe that it hasn't been raised because the affidavit has satisfied that the slab was poured correctly.

Ligols: When they pour the walls on top of the floor, are you an environmental engineer or structural engineer? How do you seal the walls to the floor to ensure that if there is a release it's contained?

Kirby: I'm a structural engineer. There's a water stop. The wall is structural but there is a water stop that seals the joint between the wall and the floor. That's how you create a watertight tank.

Ligols: How long does a water stop last?

Kirby: Probably longer than the concrete. We use the same water stop to create watertight tanks for drinking water. It is an industry standard product to create a watertight tank in concrete.

Ligols: We'll have to wait to see what TEC has to say.

McNulty: The resident had a good point. Who is on the hook if something goes wrong? It would be on us if something went wrong because we approved it.

Planner: If there were a spill on this site it would be the responsibility of the owner of the land, like any Superfund site if there is a spill.

David: My expectation, with their limited commentary on their last review, it should be completed soon.

Judson: Is he going to have an insurance bond that covers leakage if something happens?

Planner: It wouldn't be with the Planning Board; we aren't the authority who would hold that. The Planning Board holds bonds, for example, if a subdivision was built and the developer walks away before the road is built, we would hold the bond on things like that.

Judson: Would their insurance cover that?

David: You can buy insurance for that.

Judson: I'm just concerned, it's in a bad stop on a hill above our water.

David: That's exactly why the Town insisted on a vault for this.

Ligols: That's on the applicant.

Judson: Operating a gas station and cleaning up a spill are two different things.

Planner: The state or federal government would be the entity to handle something like that, not the local government.

David: The fact that these tanks are going to be in a concrete vault is actually going to decrease the amount of insurance.

Ligols: Are they single or double walled tanks?

David: Triple walled. They were specially ordered and designed.

McNulty: I have to assume the vault is a better option than just above ground.

Ligols: The floor is a very important part of the structural feature.

Judson: The most important part didn't get inspected.

Board: We are going to have to wait to see what TEC has to say.

BILLIS WAY: Reduction of bond.

Planner: The construction of this project has been completed so it is time to fully release this bond.

Ligols: With the track record, should we wait until the Town Meeting?

McNulty: But as far as our Board, they are done and nothing else needs to be completed?

Planner: Correct, there is no legal reason for the Board to hold this bond.

Ligols: How long did it take them to complete this project?

Planner: It doesn't matter, it is done. Legally we have to sign off on this release.

MOTION: Goodwin motions to release the bond on Billis Way. McNulty seconds. Voted all in favor, the motion passes.

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

MOTION: Ligols motions to accept the minutes. Goodwin seconds the motion. Voted all in favor, the motion passes.

OTHER ITEMS NOT REASONABLE ANTICIPATED AT TIME OF POSTING

Alice Twombly, 91 Seven Star Rd: I went to go see my engineer about subdividing my irregular lot and he said there's a problem with those in Groveland and he didn't want me to spend \$5,000 without having some inclination on whether it would be accepted or not, so how would I proceed for that?

Goodwin: There is a calculation for that.

Twombly: I have a U-shaped lot, and it was more so to do with the curb cut, where the wetlands are, etc. He suggested I come in with a sketch and ask if it would be something you would entertain.

Planner: My recommendation for the Board would be to have this on the agenda as a discussion item with a sketch, no decisions to be made, for guidance.

Twombly: Yes, I would like to see what the Board would recommend. We would like to do a common drive rather than a true subdivision.

Board: We can add this on the agenda for April 23rd.

NEXT MEETING: April 23, 2024.

ADJOURNMENT

MOTION: Ligols motions to adjourn the meeting at 8:31 PM. McNulty seconds the motion. Voted all in favor. The motion passed unanimously.