



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, May 7, 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:

CONTINUED 6-8 ELM PARK – An 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. *Signing of the special permit.*

6-8 ELM PARK: Minor Site Plan Review.

ESTY PARK/441 MAIN STREET: Site Plan Review Waiver.

865 SALEM STREET: ANR Plan.

929-931 SALEM STREET: Project update.

833 SALEM STREET: Bond reduction request.

833 SALEM STREET: Request to stop TEC site visits.

TOWN PLANNER UPDATE

OTHER ITEMS NOT REASONABLE ANTICIPATED AT TIME OF POSTING

NEXT MEETING: To be determined or May 28th with the Selectboard for review of the Housing Production Plan.

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 RIVERA
Applicant's Signature

ROD RIVERA
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



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: May 7, 2024

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

HEARING: April 2, 2024, and April 23,
2024

YOU ARE HEREBY notified of the Decision of the Planning Board 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 50-9.4 and Section 50-14.6, in accordance with Groveland Zoning Bylaw Section 9.4 for a Special Permit for a parking reduction for a restaurant.

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 March 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 14.4, heard the application at a public hearing on April 2, 2024, and April 23, 2024, at the Groveland Town Hall.

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

FINDINGS

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

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

The Board finds that this criterion is met by this proposal.

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

The Board finds that this criterion is met by this proposal if clientele park lawfully.

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

The Board finds that there is no negative impact on utilities or public services.

- (4) Neighborhood character and social structures.

The Board finds that this criterion is met as there was a restaurant in this space previously.

- (5) Impacts on the natural environment.

The Board finds that there are no impacts on the natural environment with this proposal.

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

The Board finds that these criteria will be improved by the proposal.

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

The Board finds that this proposal is consistent with the Comprehensive Master Plan.

The Board also makes the following findings in connection with this Decision, which references the criteria for the granting of a parking reduction Special Permit in accordance with the Groveland Zoning Bylaw Section 9.4(A).

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

The Board finds that there is a common parking lot that addresses this criterion.

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

The Board finds that this proposal does not meet this criterion.

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

The Board finds that businesses in this location do have peculiarities which make meeting the requirements of the parking difficult.

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

The Board finds that there is nearby on-street parking and a municipally owned lot.

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

CONDITIONS

1. The applicant shall post in their establishment and on the windows signs showing a detailed map of publicly available parking for their clientele.
2. The applicant should recommend to staff that they park away from the site, to free up closer spaces for customers.
3. This Special Permit is non-assignable and becomes void upon the sale of the business.
4. 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.
5. The Applicant shall receive any required federal, state, and local permits required to operate.
6. 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.
7. 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, except for good cause.

DECISION

The Board voted to APPROVE the application for a parking reduction Special Permit and GRANT the Applicant a Special Permit at the Property.

The motion was as follows:

Goodwin made a motion to approve the application for 6-8 Elm Park 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 for operation of a restaurant with the contingencies of the detailed map inside the facility detailing the publicly available parking spots for their tenants, a recommendation that the

staff does not park in any of the spots adjacent to the building to allow their clientele to park there, and the contingencies already listed in the draft permit done by the Town Planner.. McNulty seconded the motion. **A vote was taken. Voting aye: Ligols, McNulty, Goodwin, Naves. Motion passes unanimously.**

	YES	NO	ABSTAIN	ABSENT
CHAIR (B. LIGOLS)	X			
VICE CHAIR (W.F. SORENSON JR)				X
MEMBER (D. MCNULTY)	X			
MEMBER (C. GOODWIN)	X			
MEMBER (vacant)				
ALT. MEMBER (J. NAVES)	X			

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.

PLANNING BOARD

Brad Ligols, chair

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

COMMONWEALTH OF MASSACHUSETTS

ESSEX, SS (DATE) _____

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

Notary Public

My Commission Expires:



TOWN OF GROVELAND

2024 APR 23 PM 12:13

TOWN CLERK
RECEIVED/POSTED

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

Minor

SITE PLAN APPROVAL APPLICATION

6-8 Elm Park

INFORMATION

APPLICANT

Name: ROD RIVERA
Address: 91 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 ST. WAKEFIELD, MA 01880
Phone: 781-246-3019 Email: _____

LOT DETAILS & PROJECT TYPE

of Years of Ownership: 8 YRS Zoning District: _____ Project Type: Residential Commercial Industrial Institutional Mixed Use
Assessors: _____ Registry of Deeds: _____
Map & Lot: _____ Book and Page: 344 19 / 399

SCOPE OF WORK

SCOPE OF WORK

Check all that may apply.

- Vegetation Removal
- New Paving
- Structure Expansion
- Home Occupation
- Façade Work
- Earthwork
- Accessory Structure
- Government
- Demolition
- New Structure
- New Parking
- Other

BRIEF NARRATIVE OF WORK TO BE PERFORMED

PROPOSED BUILDING

Attach building plans including front and side elevation and site plan drawing.

Ground Floor (Sq Ft): 2100	Number of Floors: 1
Total Square Feet: 2100	Height: 16'
Use:	Construction Cost: \$
Setback Rear Lot Line: 6'	Setback Side Lot Line: 6'
Setback Front Lot Line: 6'	Frontage on Road: 30'

OTHER INFORMATION

Is the property part of a subdivision? YES NO
 Are there any wetlands or tributary streams involved? YES NO
 Are there any restricting deeds or covenants? YES NO
 If yes, please explain: _____

Please see Section 13 of the Town of Groveland Zoning Bylaws for further submittal information.

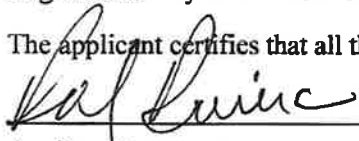
SIGNATURES

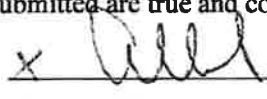
The undersigned owner or authorized agent hereby applies for a permit in accordance with all statues, laws, and by-laws of the Commonwealth of Massachusetts and the Town of Groveland. It shall be the responsibility of the applicant to furnish all supporting documentation with this application. The applicant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


 Applicant's Signature

x 
 Owner's Signature

BOB RIVERA
 Applicant's Name Printed

x **Don Swanson**
 Owner's Name Printed

4/15/2024
 Date

 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

4/22/2024

SITE PLAN APPROVAL:

Regarding:
6-8 Elm Park
Groveland, Ma 01834

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. The space is 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
 - The staffing needs for our establishment would consist of two kitchen staff members, two attendants for the bar area, and one server, making a total of five employees. Additionally, in line with our updated design, we intend to accommodate around 42 guests.
 - Our business vision revolves around nurturing a community atmosphere, offering opportunities for gatherings among friends and families during lunch, dinner, and special occasions. Moreover, we aspire to create a venue where patrons can gather for cocktails and watch sporting events.
 - Given our aspirations, we respectfully seek your approval for this venture, along with any necessary considerations regarding parking, dumpster placement, operating hours, and the restaurant type. We are committed to complying with all regulations and
-

minimizing disruptions to the surrounding area while providing the neighbors with a wonderful option to spend some special times.

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  _____

|

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

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

4/22/2024

SITE PLAN APPROVAL:

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Groveland, Ma 01834

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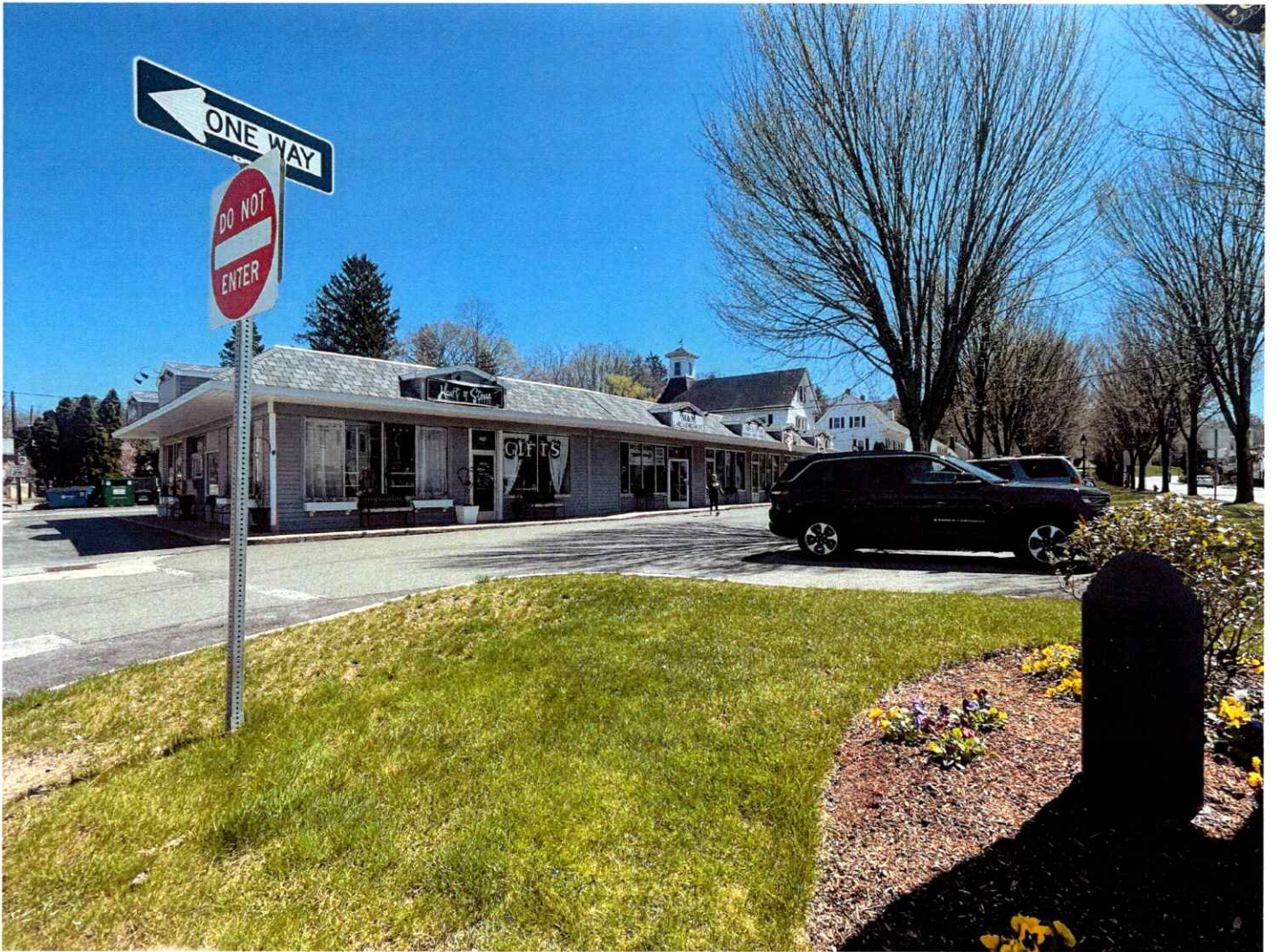
Rod Rivera

x 

Mail body:



Mail body:



Mail body:



The Security Deposit shall be maintained by Landlord, without interest, as security for the performance of Tenant's obligations. The Security Deposit is not an advance payment of Rent nor a measure of damages. Landlord may use or apply all or part of the Security Deposit to satisfy past due Rent or to cure any Default of Tenant. If Landlord uses or applies any part of the Security Deposit, Tenant shall, upon demand, replenish the Security Deposit to its original amount, within thirty (30) days. Landlord agrees to return any remaining balance of the Security Deposit to Tenant within forty-five (45) days after: a) the date Tenant surrenders the Premises to Landlord; or b) final determination of the Rent due from Tenant; whichever is later. Landlord shall not be required to hold the Security Deposit in a separate account.

7. Permitted Use. The Premises shall be used for Bar and Restaurant

No other use of the Premises is permitted. Tenant shall not use the Premises in a manner that interferes with the quiet enjoyment of any property or premises owned or occupied by any other person. Tenant shall comply with all statutes, codes, ordinances, orders, rules and regulations of each municipal, state or other governmental entity ("Laws"), regarding the conduct of Tenant's business and the use, condition, maintenance and occupancy of the Premises. No oil or hazardous material and no toxic material or substance, including any material or substance, defined or regulated by Massachusetts General Laws Chapter 21E, Section 1 et seq., shall be brought to or permitted to remain at the Premises. Tenant shall not make any use of the Premises that renders the Premises uninsurable or that materially increases the cost of insurance to Landlord. The Tenant shall not make any improvement or structural change to the Premises or erect a sign without written consent of the Landlord. Reasonable non-structural changes may be within the Premises with prior authorization of the Landlord and Landlord agrees that consent shall not be unreasonably delayed or withheld. At the Termination Date any alterations or improvements made by the Tenant that remain at the Premises shall become the sole property of the Landlord. Landlord may, by written notice to Tenant at least thirty (30) days prior to the Termination Date, require Tenant, at Tenant's sole expense, to remove any alteration or improvement installed by or for the benefit of Tenant.

8. Entry by Landlord. Landlord has the right to enter the Premises to inspect or show the Premises, to clean and make repairs, improvements or additions and to perform maintenance, repairs, improvements or additions to any portion of the structure in which the Premises is located. Landlord shall provide Tenant with reasonable prior verbal notice before entry, except that notice is not required in case of emergency, as determined in Landlord's sole discretion. Entry by Landlord shall neither constitute a constructive eviction nor entitle Tenant to an abatement or reduction of Rent.

9. Assignment and Subletting. Tenant shall not assign, sublease, transfer or encumber any interest in this Lease or allow any third party to use or occupy any portion of the Premises without the prior written consent of Landlord, which consent shall not be unreasonably withheld. Within fourteen (14) business days after receipt of signed copies of any assignment, sublease, transfer or encumbrance and any other information as the Landlord requests, Landlord shall either: a) consent to the assignment, sublease, transfer or encumbrance by executing a consent agreement in a form satisfactory to Landlord; b) refuse to consent to the Transfer; or (c) exercise its right to recapture any portion of the Premises that Tenant proposes to assign, sublease, transfer or encumber. Tenant shall pay Landlord as additional rent fifty percent (50%) of all rent and other consideration that Tenant receives as a result of any assignment, sublease, transfer or encumbrance that is in excess of the Rent payable to Landlord for the relevant portion of the remaining Term. If Tenant is in default, Landlord may require that all sublease payments be made directly to Landlord, in which case Tenant shall receive a credit against Rent in the amount of Tenant's share of payments received by Landlord.

10. Liens. Tenant shall not permit a mechanic's lien or other lien to be placed upon the land or structure in which the Premises is located in connection with any work done by or for the benefit of Tenant. Tenant shall, within ten (10) days of notice from Landlord, fully discharge any lien by settlement, by bonding or by insuring over the lien in the manner prescribed by Law. If Tenant fails to do so, Landlord may bond, insure over or otherwise discharge the lien. Tenant shall reimburse Landlord for any amount paid by Landlord, including, without limitation, reasonable attorneys' fees.

11. Indemnification and Waiver. Tenant hereby waives all claims against and releases Landlord and its officers, directors, employees, trustees, beneficiaries, partners, mortgagees and each of their successors and assigns from all claims for any injury to or death of persons, damage to property or business loss in any manner related to: a) any act of a third party; b) any act of God; c) bursting or leaking of any tank, pipe, drain or plumbing fixture; d) failure of any security service, personnel or equipment; or e) any *Force Majeure* or other matter outside of the reasonable control of Landlord. Except to the extent caused by the negligent or willful misconduct of

structure/land. The terminating party shall provide written notice of termination to the other party within sixty (60) days after first receipt of any notice of the taking. The termination shall be effective on the date the taking becomes effective. All compensation awarded for a taking, or sale proceeds, shall be the property of Landlord.

17. Tenant's Default. A "Tenant's Default" shall mean and include a circumstance when a) the Tenant fails to pay all Rent when due, if such failure continues for three (3) business days after written notice to Tenant which notice shall be in satisfaction of, and not in addition to, notice required by Law; or b) Tenant's failure to comply with any term, condition, requirement or covenant of this Lease (other than non-payment of Rent), if such failure is not cured within thirty (30) business days after written notice to Tenant, which notice shall be in satisfaction of, and not in addition to, notice required by law; or c) Tenant is declared bankrupt or insolvent or if any property of Tenant is the subject of an assignment for the benefit of creditors.

18. Landlord's Remedies. In the event of a Tenant's Default, Landlord shall have the right to terminate this Lease or terminate Tenant's right to possession. Upon receipt of a notice of termination Tenant shall immediately surrender the Premises to Landlord. If Tenant fails to surrender the Premises, Landlord may enter upon and take possession of the Premises, in compliance with law. Notwithstanding the foregoing, the Tenant shall pay Landlord all past due Rent and other damages, losses and expenses suffered by Landlord as a result of Tenant's Default. Those costs and expenses shall include the costs and expenses incurred in reletting or attempting to relet the Premises, including reasonable attorneys' fees, brokerage fees, the cost of physical alterations to the Premises and the reasonable value of other allowances or concessions granted to a new tenant. The Landlord has the right to collect all rents and other payments from any reletting. The Landlord shall not be responsible or liable for any delay or inability to relet all or part of the Premises or for the failure to collect any rent. In lieu of determining damages as described above, Landlord may elect to receive as damages the sum of a) all Rent accrued through the date of termination of this Lease or of Tenant's right to possession, and b) an amount equal to the total Rent that Tenant would have been required to pay for the remainder of the Term discounted to present value, minus the then present fair rental value of the Premises for the remainder of the Term, comparably discounted, after deducting all anticipated costs of reletting. If Tenant is in default of any of the non-financial duties under the Lease, Landlord shall have the right to perform such duties. Upon demand, Tenant shall reimburse Landlord for the cost of such performance plus an administrative fee equal to ten percent (10%) of the cost of the work performed. Termination of Tenant's Lease or right to possession or Landlord's entry on all or part of the Premises shall not relieve Tenant of its duties and liabilities under the Lease. Each right and remedy of the Landlord shall be separate and in addition to any other right and remedy now available or hereafter available to Landlord.

19. Landlord's Default. Before filing suit for any alleged default by the Landlord, Tenant shall give Landlord and each Mortgagee about whose identity Tenant has been notified, written notice and a reasonable time to cure the alleged default. In the event of a default by the Landlord in the terms of this Lease, no individual officer, director, agent, servant, employee, trustee, stockholder or beneficiary of the Landlord shall be personally liable for performance of the Landlord's obligations.

20. Subordination. Tenant agrees that this Lease is subject to and subordinate to each mortgage, ground lease or other lien now or subsequently arising on the Premises, or on the land or structure in which the Premises is located. Tenant's agreement applies to any refinancing, renewal, modification, and extension of the mortgage. Upon request from the holder of a mortgage, Tenant shall execute a commercially reasonable subordination agreement. As an alternative, any mortgagee shall have the right, at any time, to subordinate its mortgage to this Lease. Upon request, Tenant shall deliver a commercially reasonable estoppel certificate to those parties as are reasonably requested by Landlord, without payment, within ten (10) days after receipt of a written request.

21. Notice / Addresses. All demands, approvals, consents or notices shall be in writing and delivered by hand or sent by registered or certified mail with return receipt requested, or sent by overnight or same day service by hand at the party's respective address, set forth below. Each notice shall be deemed to have been received on the date of actual delivery or the date on which delivery is refused, whichever is earlier. If Tenant has vacated the Premises without providing a new address, each notice to Tenant shall be deemed to have been received three (3) days after notice is deposited in the mail of the United States Postal Service or with a delivery service as described above. Either party may, at any time, change the address set forth below (other than to a post office box) by giving the other party written notice of the new address.

24. Additional Provisions

- 1) Tenant responsible for snow removal in front of leased space.
- 2) Landlord to provide a breakdown of the NNN fees due.
- 3) Subject to the Tenants obtaining a liquor license and an Occupancy Permit
- 4) Rent Commencement on March 1, 2024
- 5) Right to renew for an additional five (5) year term, with 6-month notice to Landlord, prior to expiration, Rent/ CAM TBD
- 6) 1st year rent \$3500, CAM \$413.75
- 7) 2nd year rent \$3750, CAM \$413.75
- 8) 3rd year rent \$4,000, CAM TBD
- 9) 4th year rent \$4250, CAM TBD
- 10) 5th year rent \$4500, CAM TBD
- 11) Tenant's insurance must include glass replacement coverage for leased space.
- 12) Prior to obtaining keys, Tenant to set up utility accounts (electric, gas, water), and provide proof of insurance
- 13) Tenant is to have the option to buy

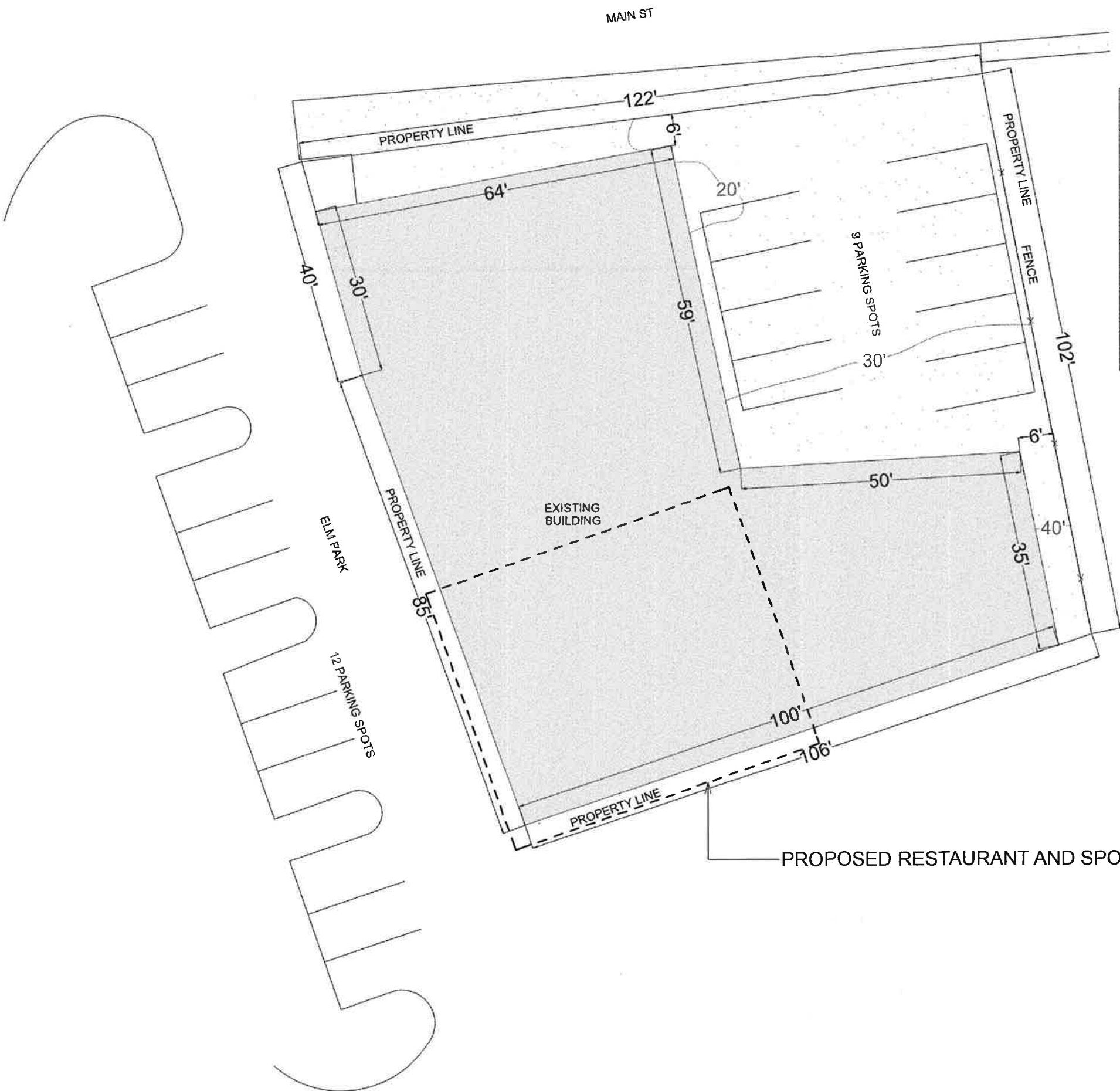
IN WITNESS WHEREOF, the parties have set forth their hands and seals.

DocuSigned by: 11/9/2023 | 10:34 AM PST
Magdalena de Leon
 TENANT or authorized agent Date

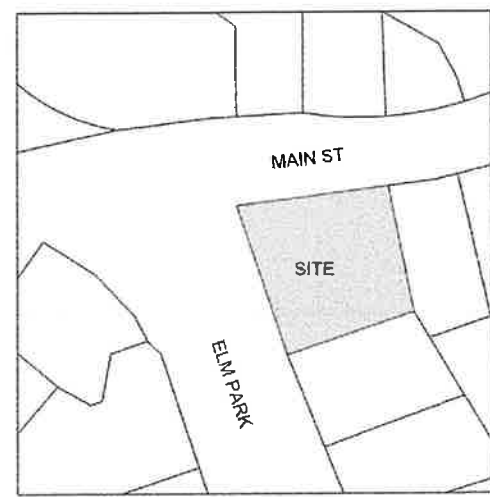
Donald E Swansburg, Trustee
 LANDLORD or authorized agent Date

dotloop verified
 11/08/23 8:59 AM EST
 ZZZN-EV0M-6VZI-VDQ5

TENANT or authorized agent Date



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'



FIELD REPORT

Project	Groveland Auto – Vault Review	Date		Time In		Time Out		
Location	929 Salem Street, Groveland, MA 01834	04/19/2024		7:45 AM		10:08 AM		
Project No.	T0845.15	Day	S <input type="checkbox"/>	M <input type="checkbox"/>	T <input type="checkbox"/>	W <input type="checkbox"/>	T <input type="checkbox"/>	
Client	Town of Groveland	Temp	To 0 <input type="checkbox"/>	0 - 32 <input type="checkbox"/>	32 - 50 <input checked="" type="checkbox"/>	50 - 75 <input type="checkbox"/>	75 + <input type="checkbox"/>	
Contractor	ERA Equipment	Weather:	Cloudy				Report No.	
TEC PM	Peter Ellison					2		

Average Labor Force			
Name of Contractor	Non-Manual	Manual	Remarks
ERA Equipment	2	5	General contractor
UTS of Massachusetts, inc.		1	Concrete testing services
Form King Co., inc.	1		Formwork development
J.G. MacLellan Concrete Co.	1		Concrete provider

Construction Activities

TEC was onsite at 7:45am on Friday, April 19, 2024, to observe construction activities at 929 Salem Street and to assess the site for compliance with general industry standards. TEC was informed that MacLellan concrete trucks would begin to arrive on site at 8:00am for the concrete placement of the vault walls.

At the time of the visit, rebar was installed in the northeast corner that was previously unassembled and the formwork for the concrete pour was complete.

- ERA informed TEC that 11 concrete trucks would be arriving at the site in order to complete the pour which was to be an estimated 110 CY.
- The first MacLellan concrete truck (truck #196) arrived at 8:28am. The concrete slipped confirmed the concrete was 4000psi according to the plans.
- UTS was onsite to conduct concrete testing every 50 CY (approximately 2 test total for the vault wall pour).
- UTS created six concrete test cylinders from truck #196 and stored them inside an empty room of Groveland Auto Repair & Sales inc.
- MacLellan concrete trucks all arrived and completed their respective pours within 90 minutes while TEC, inc. was on site.
- ERA poured the first layer of concrete starting with the southernmost wall of the 10,000-gallon tank bay and completed the perimeter of both tanks before pouring the center wall. Layer two began at the same location as the first layer at approximately 9:57am.
- During the pour, ERA used vibration and compaction for concrete settling.
- TEC was onsite for the first 7 concrete trucks and left the site at 10:08am just after the 7th concrete truck departed (truck #186) at 10:05am.
- The Contractor stated that they planned to remove the forms on Saturday, April 20th and that the next steps of the project would be placement of the two gasoline tanks into the vault.

See attached photos for additional details.

TEC Field Representatives: Kasey Provost, P.E.
Joe Clark, E.I.T.



Figure 1 – Overview of concrete pour area. Formwork set to pour concrete vault walls. Concrete being poured into the southern wall of the 10,000-gallon bay shown. Photo taken facing southwest.



Figure 2 – 12,000-gallon tank bay, formwork in place for concrete pour. Photo taken facing south.



Figure 3 – 10,000-gallon tank bay, formwork in place for concrete pour. Photo taken facing south.



Figure 4 – Rebar within formwork of the eastern wall of the 12,000-gallon tank bay. Photo taken looking south.



Figure 5 – Western wall of 10,000-gallon tank bay shown being poured and vibrated. Photo taken looking northeast.

FIELD REPORT

Project	Groveland Auto – Vault Review						
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		
04/24/2024		8:15 AM			8:30 AM		
Day	S <input type="checkbox"/>	M <input type="checkbox"/>	T <input type="checkbox"/>	W <input checked="" type="checkbox"/>	T <input type="checkbox"/>	F <input type="checkbox"/>	S <input type="checkbox"/>
Temp	To 0 <input type="checkbox"/>	0 - 32 <input type="checkbox"/>	32 - 50 <input checked="" type="checkbox"/>	50 - 75 <input type="checkbox"/>	75 + <input type="checkbox"/>		
Weather:	Cloudy/Rain					Report No. 3	

Construction Activities

TEC was onsite at 8:15am on Wednesday, April 24, 2024, to observe construction activities at 929 Salem Street and to assess the site for compliance with general industry standards. TEC was informed that concrete forms had been previously removed, and the concrete had a waterproof coating added to the outer portions of the foundation prior to the site visit. The Contractor also mentioned performing a prior water-tightness test after the forms were removed. A second water-tightness test is currently scheduled to be performed at 8:00am on Thursday, April 25, 2024.

At the time of the visit, stockpiles of rebar and used wood forms were observed near the northwest corner of the existing parking lot, adjacent to the concrete vault. Fencing and shoring remain present around the concrete vault foundation.

The concrete vault has all wall sections poured and in place. Wall forms (interior and exterior) have been removed. The waterproof coating was observed in place around the exterior perimeter of the vault foundation. Rebar sections and a rubber gasket were observed in place around the top rim of the foundation.

Small amounts (<1") of water was observed partially pooled within the interior of both portions of the vault (west and east). Water build-up (<2") of water was observed within the eastern portion of the trench, outside of the foundation footing.

The proposed gas tanks to be placed within the vault remains stockpiled south of the existing garage building.

Erosion controls in place along the western and southern portions of the site continue to be observed sagging in place.

See attached photos for additional details.

TEC Field Representatives: William Burnham, E.I.T.



Figure 1 – Overview of the open excavation, previously poured wall sections, waterproofing along the outside limits of the foundation, and rebar at the top of the structure. Photo taken facing southwest.



Figure 2 – Existing water build-up east of the foundation footing (<2") and existing water build-up within the eastern section of the vault (<1"). Photo taken facing south.



Figure 3 – Status of the western portion of the concrete vault. Photo taken facing south.



Figure 4 – Rebar and concrete form stockpiles west of the existing vault. Photo taken looking southwest.



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



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

FIELD REPORT

Project	Groveland Auto – Vault Review	Date		Time In		Time Out			
Location	929 Salem Street, Groveland, MA 01834	04/25/2024		8:05 AM		4:55 PM			
Project No.	T0845.15	Day	S <input type="checkbox"/>	M <input type="checkbox"/>	T <input type="checkbox"/>	W <input type="checkbox"/>	T <input checked="" type="checkbox"/>	F <input type="checkbox"/>	S <input type="checkbox"/>
Client	Town of Groveland	Temp	To 0 <input type="checkbox"/>	0 - 32 <input type="checkbox"/>	32 - 50 <input checked="" type="checkbox"/>	50 - 75 <input type="checkbox"/>	75 + <input type="checkbox"/>		
Contractor	ERA Equipment	Weather:	Clear					Report No.	
TEC PM	Peter Ellison						4		

Average Labor Force			
Name of Contractor	Non-Manual	Manual	Remarks
ERA Equipment	1	1	General contractor

Construction Activities

TEC was onsite between 8:05am to 9:25am and 4:45pm to 4:55pm on Thursday, April 25th, 2024 to observe a water-tightness test performed by ERA Equipment. As stated by the Contractor and a UTS representative, UTS was present on-site Monday and Thursday to perform observations of the water-tightness tests. TEC was not present on-site when UTS was conducting either of their observations, and the results of UTS's observations have yet to be shared at the time of this report.

The following is a summary of the observations conducted made during the water-tightness test conducted Thursday:

- 8:05am – TEC and ERA Equipment staff present on site.
- 8:10am – Start of water being added to the eastern vault. Existing pooled water was observed along the outside of the eastern footing of the foundation.
- 8:45am – End of water being added to eastern vault. Approximately 1” of standing water observed within the bottom of the eastern vault section.
- 8:47am – Start of water being added to the western vault.
- 9:17am – End of water being added to western vault. Approximately 1” of standing water observed within the bottom of the western vault section.
 - No water observed seeping out of either vault section from within or outside of the vault sections.
- 9:25am – TEC left site.

The Contractor stated UTS would be present on site to observe the water-tightness test during the afternoon. TEC was not present during UTS's observations.

- 4:45pm – TEC on site.
 - Eastern and western sections of the vault were observed to have approximately 1” of water present. Previously observed standing water outside of the eastern section of the vault remained present.
- 4:55pm – TEC left site.

During the visits, stockpiles of rebar and used wood forms were observed near the northwest corner of the existing parking lot, adjacent to the concrete vault. Fencing and shoring remain present around the concrete vault foundation.

The proposed gas tanks to be placed within the vault remains stockpiled south of the existing garage building.

Erosion controls in place along the western and southern portions of the site continue to be observed sagging in place.

See attached photos for additional details.

TEC Field Representatives: William Burnham, E.I.T.



Figure 1 – Status of eastern vault section following water being added to start the water-tightness test. Photo taken facing south.



Figure 2 – Status of eastern vault section at the “end” of the water-tightness test. Photo taken facing south.



Figure 3 – Status of western vault section following water being added to start the water-tightness test. Photo taken facing south.



Figure 4 – Status of western vault section at the “end” of the water-tightness test. Photo taken facing south.



Figure 5 – Overview of the concrete vault, fencing, metal shoring, and nearby equipment on site. Photo taken facing southwest.



Figure 6 – Status of rebar and concrete form stockpiles northwest of the vault. Photo taken facing southeast.



Figure 7 – Sagging silt fence located near the southwestern site limit. Photo taken facing southwest.



Figure 8 – Stockpiled proposed gas tanks to be placed in vault, south of existing garage. Photo taken facing southeast.

ESTY PARK TRUST
441 MAIN STREET
GROVELAND, MA 01834

May 1, 2024

Planning Board
Town of Groveland
183 Main St
Groveland, MA 01834

Chairman,

Esty Park Trust has filed an application with the Zoning Board of Appeals to modify an existing Special Permit (ZBA #2014-4) to allow for the construction of a new building on the 15.5 acre site located at 441 Main St, known as the Esty Business Park. The proposed building measures 40 feet by 80 feet, occupying a 3200 SF footprint at a relatively central location on this site. Please see the attached site plan.

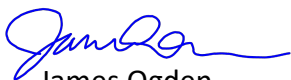
On July 7, 2015, the Planning Board issued findings and a decision granting approval for an Aquifer Protection District Special Permit and Site Plan application, with respect to Phase 1 and Phase 2 plans previously submitted for this property. The proposed building lies within the area identified as Phase 1, which encompasses the current existing buildings on the site.

With respect to the proposed building:

- Building location is more than 275' from the closest residential property.
- Building entrances to face away from the abutting residential Wharf neighborhoods.
- Building location is within the fenced portion of the site, utilizing the existing entry and exit gates.
- Building location will not eliminate any existing parking spaces, rather will provide additional enclosed parking available for vehicles and equipment consistent with the objectives of Phase 2.
- Building location is situated outside the 100-year Flood Zone.
- Building will be connected to existing water service for fire protection sprinklers.

Esty Park Trust believes that the proposed building is consistent with the Finding of Fact, Section 4, a-g, which were relied upon to issue the 2015 Decision. We ask that this Board finds that this proposed modification to the Record Plans (Phase 1 and Phase 2) represents an insubstantial change, and therefore, respectfully requests that this Board waive additional Site Plan Review under Chapter 50-13.6

Sincerely,



James Ogden
Representative, Esty Park Trust

ASSESSOR'S MAP 24 PARCEL 9
 LOT AREA = 745,869 S.F. (17.1 AC.)

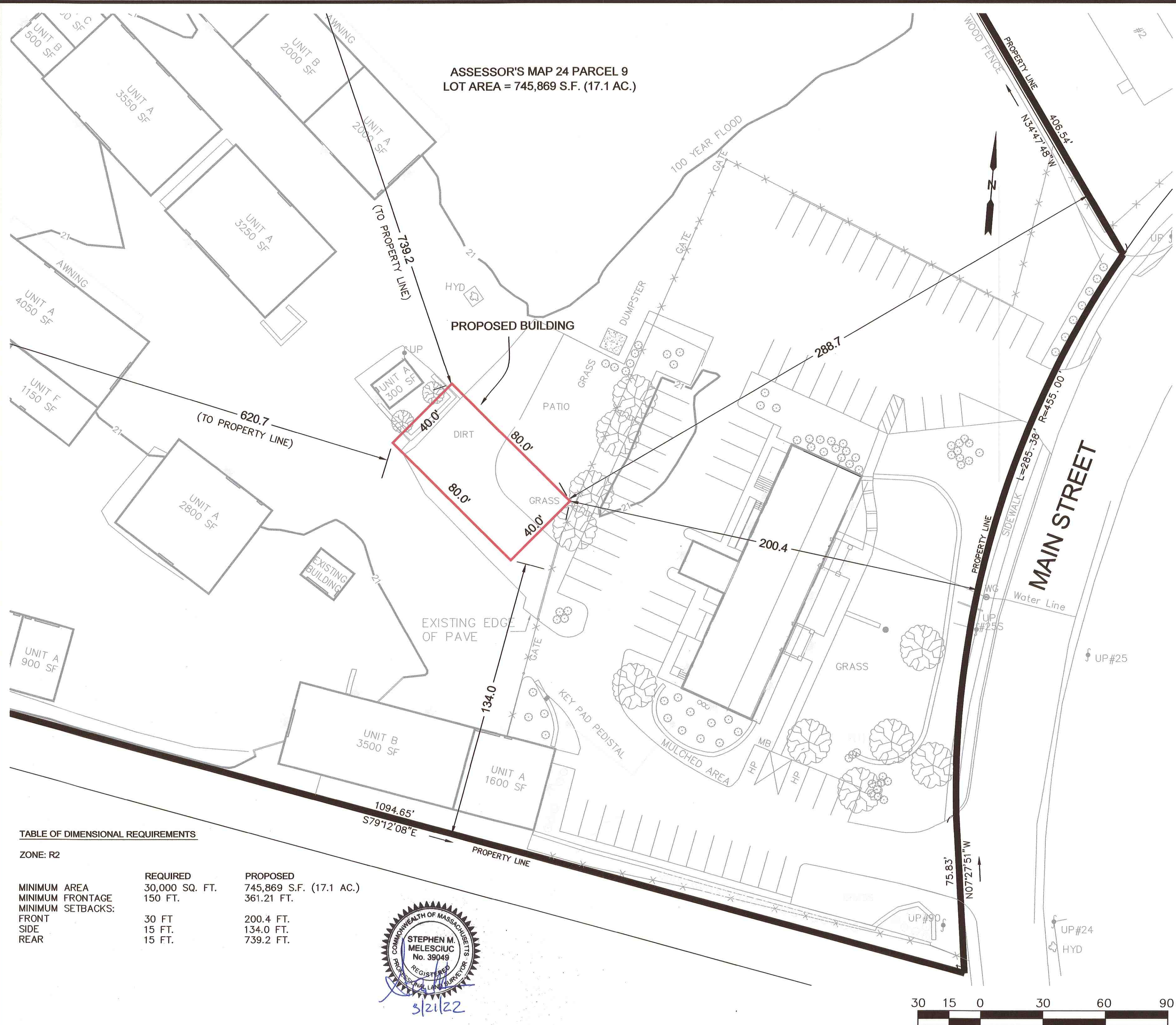
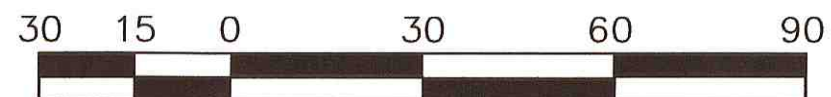
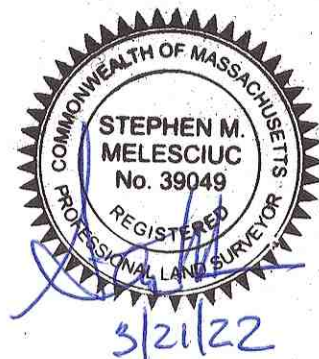


TABLE OF DIMENSIONAL REQUIREMENTS

ZONE: R2

	REQUIRED	PROPOSED
MINIMUM AREA	30,000 SQ. FT.	745,869 S.F. (17.1 AC.)
MINIMUM FRONTAGE	150 FT.	361.21 FT.
MINIMUM SETBACKS:		
FRONT	30 FT	200.4 FT.
SIDE	15 FT.	134.0 FT.
REAR	15 FT.	739.2 FT.



CHECKED:	DATE
DRAWN: SMM	DSGN'D:
REV.	DESCRIPTION

PROPOSED BUILDING
 ASSESSOR'S MAP 24 PARCEL 9
 441 MAIN STREET
 ESTYS PARK
 GROVELAND, MA
 prepared for
 ESTY PARK TRUST
 8 FEDERAL WAY
 GROVELAND, MA 01834

Marchionda
 & Associates, L.P.
 Engineering and Planning Consultants
 62 MONTVALE AVE., SUITE I
 STONEHAM, MA 02180
 (781) 438-6121 FAX: (781) 438-9654

DATE:	MARCH 21, 2022
SCALE:	1" = 30'
845-01\ProposedBuilding116 3-18-22.dwg	
M. & A. NO.	845-01
SHEET 1 of 1	

SL
12 WE

FINDINGS AND DECISION

**APPLICATION FOR AQUIFER PROTECTION DISTRICT SPECIAL PERMIT AND
SITE PLAN APPROVAL**

Applicant: **Owner – Eric W. Harper, Trustee, Esty Park Trust**
 Operator – Eric W. Harper, Esty Park Business Association

Subject Property: **441 Main Street, Groveland, MA**
 Assessor’s Maps 24, Parcel 9

Date: **July 7, 2015**

PROCEDURAL HISTORY

1. The Applicant has proposed to renovate an office/retail building with associated site improvements, to modify and improve other existing commercial buildings and parking areas, to continue the pre-existing business use of the site, to consolidate bulk storage within a single paved area, to enclose open storage within several new buildings to be constructed over time, and to install new landscape buffers (collectively, the “Project”) on the Subject Property, which is located in the Residence District (R-B) and has been used for multiple commercial and industrial purposes prior to the inception of zoning in Groveland.

2. The Project consists of two phases as shown on the Record Plans which include the following three drawings:

- Plan titled “Estys Park, 441 Main Street, Site Plan – Phase 1 in Groveland, MA”, prepared by Marchionda & Associates, L.P. of Stoneham, Massachusetts dated May 13, 2015, last revised May 15, 2015.
- Plan titled “Estys Park, 441 Main Street, Site Plan – Phase 2 in Groveland, MA”, prepared by Marchionda & Associates, L.P. of Stoneham, Massachusetts dated May 13, 2015, last revised May 15, 2015.
- Plan titled “Estys Park, 441 Main Street, Landscape Plan in Groveland, MA”, prepared by Marchionda & Associates, L.P. of Stoneham, Massachusetts dated January 14, 2015, last revised May 15, 2015.

3. Phase 1 of the Project totals 69,880 square feet (sf) consisting of (a) an existing 5,150 sf

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2015 JUL -9 AM 11:40
TOWN CLERK

ORIGINAL REFERENCE REQUESTED
BOOK 32404 PAGE 368

building to be used primarily for office and retail purposes, and (b) 15 existing buildings totaling 64,730 sf to be used primarily for small business support storage. Phase 2 of the Project consists of 4 new buildings totaling 17,400 sf to be used primarily for enclosed storage in lieu of open storage. Phase 1 of the Project will result in a net reduction of 10,144 sf in total building area on the Subject Property; Phase 2 of the Project will result in the net addition of 7,256 sf in total building area on the Subject Property. Phase 2 of the Project is intended to substitute for the 40B multi-family housing previously proposed for the eastern side of the Subject Property.

4. The Project is partially located in the Town's Aquifer Protection Overlay District and requires (a) a special permit from the Planning Board pursuant to Section 1700.6 "Aquifer Protection District" of the Zoning By-laws, and (b) site plan approval by the Planning Board per Section 108.1 of the Zoning By-laws.

5. A public hearing was duly advertised and held on January 7, 2015. After hearing and consideration of the testimony and evidence of all parties present, and upon due consideration of the Groveland Zoning By-Laws, the Planning Board hereby approves the submitted site plans and the Aquifer Protection District special permit application with the following conditions/restrictions.

6. This decision is rendered on July 7, 2015 subsequent to the public hearing opened on January 6, 2015, continued on February 17, 2015 and closed on May 19, 2015.

7. The approval of the Special Permit and Site Plan, subject to the conditions enumerated in this decision, was voted unanimously (4 – 0) by the four members present.

8. The following documents and exhibits were received during the public hearing and are hereby incorporated by reference in this decision.

- Plan titled "Estys Park, 441 Main Street, Site Plan – Phase 1 in Groveland, MA", prepared by Marchionda & Associates, L.P. of Stoneham, Massachusetts dated May 13, 2015, last revised May 15, 2015.
- Plan titled "Estys Park, 441 Main Street, Site Plan – Phase 2 in Groveland, MA", prepared by Marchionda & Associates, L.P. of Stoneham, Massachusetts dated May 13, 2015, last revised May 15, 2015.
- Plan titled "Estys Park, 441 Main Street, Landscape Plan in Groveland, MA", prepared by Marchionda & Associates, L.P. of Stoneham, Massachusetts dated January 14, 2015, last revised May 15, 2015.
- Site Plan Review & Special Permit Application letter prepared by Esty Park Realty Trust dated February 2, 2015

Site Plan Review & Special Permit Application letter prepared by Marchionda & Associates, L.P. dated November 25, 2014.

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- Building Summary Table, four sheets, prepared by Esty Park Trust, dated November 5, 2014 last revised January 7, 2015.
- Site Walkover, Evaluation of Hazardous Material Storage and Review of Applicable Sections of the Aquifer Protection Bylaw letter prepared by New England Environmental Technologies, Corp. dated April 2, 2015.
- Town of Groveland Application for Site Plan Review prepared by Eric Harper dated May 13, 2015.
- Special Permit Application “Hazardous Material and Environmental Policy” prepared by New England Environmental Technologies, Corp. dated December 1, 2014, last revised May 4, 2015.
- Response letter prepared by Marchionda & Associates, L.P. dated May 12, 2015.
- Comment letter from the Groveland Water and Sewer Department dated January 7, 2015.
- Comment letter from the Groveland Conservation Commission dated January 9, 2015.
- Peer Review letters from GZA GeoEnvironmental, Inc. dated February 10, 2015, April 14, 2015 and May 18, 2015.
- Verbal comments during hearings by Dianne LaFrance, 1 Wharf Lane, Groveland.

9. The plans and other submission materials were reviewed by the Planning Board and its consulting engineer, GZA GeoEnvironmental, Inc. (GZA). Throughout its deliberations, the Planning Board has been mindful of the statements of the applicants and their representatives, and the comments of the general public, all as made at the public hearings.

FINDINGS OF FACT:

1. An Aquifer Protection District special permit may be granted by the Planning Board pursuant to Section 1700 of the Groveland Zoning By-laws when the proposed uses are in harmony with the general purpose and intent of the Zoning By-laws, when the adverse effects of the proposed uses will not outweigh its beneficial impacts to the town or the neighborhood (considering the particular characteristics of the site and the proposed project in relation to that site) and when the specific standards set forth in the Zoning By-laws are met. Per Section 1700.7.C of the Groveland Bylaws the Aquifer Protection District specific standards include the following:

- a. The proposed use in no way, during construction or thereafter, adversely affects the existing or potential quality or quantity of water that is available in the Aquifer Protection District.
- b. The proposed use is designed to avoid substantial disturbance of the soils, topography, drainage, vegetation, and other water related natural characteristics of the site to be developed.

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TOWN OF GROVELAND

2. The Board makes the following findings with regard to the Project's compliance with the Aquifer Protection District standards:

- a. The proposed Project will reduce the total impervious area on the site, will expand the landscaped areas on the site and, therefore, will increase the quantity of water that is available in the Town's aquifer. The Project will be conditioned and will employ measures to control uses on the site, provide for the safe storage of small quantities of hazardous materials and prohibit the storage of hazardous materials within Zone II aquifer areas on the site.
- b. The Project will only involve minimal disturbance of soils and topography. The project has been designed to maintain exiting drainage patterns, and to protect and increase vegetation on the site. As a result the Project should not impact the natural groundwater patterns of the site.

3. Pursuant to Section 108.2.2 of the Groveland Zoning By-laws, the Board must consider the following matters in its review of a site plan submittal:

- a. Protection of adjoining premises against seriously detrimental uses by provisions for surface water drainage, sound and sight buffers and preservation of views, light and air;
- b. Convenience and safety of vehicular and pedestrian movement within the site, the location of driveway openings in relation to traffic or to adjacent streets and, when necessary, compliance with other regulations for the handicapped, minors and elderly;
- c. Adequacy of the arrangement of parking and loading spaces in relation to the proposed uses of the premises;
- d. Adequacy of the methods of disposal of refuse and other wastes resulting from the uses permitted on the site;
- e. Relationship of structures and open spaces to the natural landscape, existing buildings and other community assets in the area and compliance with other requirements of this Bylaw; and
- f. Impact on the Town's resources including the effect on the Town's water supply and distribution system, sewage collection and treatment, fire protection, streets and school systems;

and may impose such appropriate conditions, limitations, and safeguards as will insure compliance with the terms of approval.

4. The Board makes the following findings with regard to the Project's compliance with the Site Plan Review standards:

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- a. The Project includes the installation of landscape berms, landscaping and fencing to provide sound a buffer and to protect the views of the adjacent residential properties. The project will not alter stormwater drainage patterns or increase flows to the adjacent properties. The new buildings proposed as part of Phase 2 will provide enclosed storage in lieu of open storage, and will be separated from residential areas by a landscaped berm.
- b. The Project will establish defined parking areas and access ways within the site which will improve the convenience and safety of vehicular and pedestrian movement. The proposed uses will generate minimal traffic and require minimal parking. The Project will maintain the existing street opening.
- c. Handicap parking will be provided as required by ADA and Massachusetts AAB regulations. The proposed retail/office building will be fully handicapped accessible.
- d. Most of the proposed uses involve off-site activities and will not generate significant refuse or waste on site. Dumpsters have been provided on-site.
- e. At the front of the site along Main Street, the Project involves substantial rehabilitation of and landscaping around Building B-101. At the rear of the site, the Project will improve the Riverfront areas along the Merrimack River and Johnson's Creek by the removal of barges and derelict vessels, by the stabilization of river bank areas, and by the maintenance of a large grass field along the River's edge.
- f. The proposed uses will be screened from adjoining public ways and private residences and should have no impact on community assets in the area.
- g. The proposed uses will not cause a significant impact in water demand and should not impact the Town's water supply and distribution system, or sewage collection and treatment system. All new buildings proposed as part of the Project will be single-story steel-framed structures. The project does not include multi-story building and all buildings will have required fire protection systems. Phase 2 of the Project no longer involves 40B housing which would have imposed a far greater demand on community resources.

DECISION:

Considering all documents received and testimony given concerning the Project, the Planning Board finds that the requested special permit and site plan approval may be granted because the proposed uses are in harmony with the general purpose and intent of the Zoning By-laws, the adverse effects of the proposed Project will not outweigh its beneficial impacts to the Town or the neighborhood (in view of the particular characteristics of the Subject Property and the proposed Project in relation to the Subject Property) and the Project meets all standards set forth in Sections 108 and 1700 of the Zoning By-laws.

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Accordingly, the Planning Board grants the special permit and grants site plan approval for the Project as shown on the Record Plans, subject to the following conditions:

General Conditions

1. 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.
2. The Project shall be limited to the buildings and improvements shown on the Record Plans. No new building in Phase 2 may be constructed until all landscaping and other site improvements shown on the Record Plans have been installed and the as-built site plan showing such improvements has been submitted.
3. 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 a special 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.
4. The Applicant has proposed, and the Board hereby requires, unless the Town otherwise acts or as otherwise provided in this Decision, that the following aspects of the Project shall be private, and that the Town shall not have any legal responsibility for the operation, maintenance, repair or replacement of the same to the extent such features are located on the Subject Property. Accordingly, the Applicant shall at all times maintain in a timely manner responsibility for the following services:
 - All roadways and parking areas
 - Stormwater management facilities, including detention basins
 - Snow plowing
 - Landscaping
 - Trash removal
 - Street lighting
 - Building repair and maintenance
 - Water services as well as all above ground and in-ground structures and piping related thereto
 - All above ground or underground electrical conduits and piping (provided that nothing herein is intended to prohibit the ownership of the same by an appropriate utility)

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5. The Applicant shall at all times use all reasonable means to minimize inconvenience (objectively defined by the Building Inspector/Zoning Enforcement Officer in consultation with the Planning Board and other Town officials) to residents in the general area. Business operations on the Subject Property shall not commence on any weekday before 6:30 a.m. and shall not continue beyond 7:00 p.m. On Saturdays business operations shall not commence before 6:30 a.m. and shall not continue beyond 7:00 p.m. Business operations on Sundays are prohibited. As used herein, "business operations" shall not include the mere presence on the Subject Property, but shall include any disruptive activity that can be seen or heard from an adjoining residential property. The intent of this provision is to fully protect the peace and quiet of the adjoining residential neighborhood during non-business hours. Signs indicating the hours of operation and fines shall be posted within each unit near the main entrance in a conspicuous location. In accordance with Section 1502 of the Zoning By-laws, the maximum allowable fine may be assessed on any person that violates the foregoing restriction on business operations. The Planning Board recommends a slightly earlier opening hour for business operations (6:30 a.m. instead of 7:00 a.m), with the understanding that the Applicant must also obtain approval for this opening hour from the Zoning Board of Appeals. If the Zoning Board of Appeals does not grant approval for the 6:30 a.m. business operations start time then the 7:00 a.m. business operations start time shall be enforced on weekdays and Saturdays.

6. In the event of any emergency, the Applicant shall allow as a condition of this special permit access by the Town to the water lines on the Subject Property for repair purposes.

7. All invoices generated by GZA as the Board's peer reviewers during the Application stage shall be paid within twenty days of the filing of this decision with the Town Clerk, whether this Decision is appealed or not. No post-permit reviews of documents or plans shall be conducted until such invoices have been paid in full. No new building permit or certificate of occupancy shall be issued until such invoices have been paid in full.

8. No temporary or final certificate of occupancy for any new building or phase of the Project shall be issued until the infrastructure, common facilities, common improvements and landscaping (collectively, the "Site Improvements") specified in this Decision and set forth on the Record Plans are constructed and installed as shown on the Record Plans. As used in this paragraph, "new" building includes any structure erected on the Subject Property after May 15, 2015.

9. Following completion of construction for each phase of the Project, the Applicant shall provide an "as-built" site plan to the Planning Board, the Building Department and the Board of Assessors prior to the issuance of the final certificate of occupancy for any new building in the Project in accordance with applicable regulations. These plans shall also be submitted in electronic format. As used in this paragraph, "new" building includes any structure erected on the Subject Property after May 15, 2015.

10. Prior to the issuance of a Certificate of occupancy for Building B 101, the Applicant shall comply with the requirements listed in the Groveland Water and Sewer Department's letter of

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January 7, 2015.

Conditions Pertaining to the Construction Phase of the Project

11. During construction of the Project, the Applicant shall conform to all local, state and federal laws regarding noise, vibration, dust and blocking of Town roads. The Applicant shall at all times use all reasonable means to minimize inconvenience (objectively defined by the Building Inspector/Zoning Enforcement Officer in consultation with the Planning Board and other Town officials) to residents in the general area. Exterior construction of the Project shall not commence on any weekday before 7:00 a.m. and shall not continue beyond 6:00 p.m. except for certain operations such as concrete finishing and emergency repairs. Exterior construction shall not commence on Saturday before 8:00 a.m. and shall not continue beyond 5:00 p.m. with the same exceptions. The Building Inspector/Zoning Enforcement Officer 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 operation shall be enforced by the Building Inspector/Zoning Enforcement Officer.

12. During construction of the Project, the Applicant shall maintain the existing vegetated buffer areas within Wharf Lane.

13. The Applicant shall promptly pay the reasonable fees of the Board's consulting engineer (GZA) for review of the plans or documents described herein or for inspections required by this Decision during the construction phase. The need for such inspections shall be determined by the Board and the results of any inspections shall be provided to the Board in written format. The Board shall require the establishment of an escrow account to assure such payment pursuant to G.L. c.44, s. 53G, subject to replenishment. All work shall be subject to an agreed upon scope of services in advance specifying a "not to exceed" amount. Such amount shall not be exceeded without the Applicant's consent, which shall not be unreasonably withheld.

14. The Board or its agents may enter onto and view and inspect the Subject Property during regular business hours to ensure compliance with the terms of this Decision, subject to applicable safety requirements as established by the Applicant or its contractor, including signing in at the construction field office trailer.

15. Prior to the commencement of further construction of the Project, the Applicant shall submit to the Building Inspector a Construction Management Plan for the Project detailing safety precautions and delivery schedules. As used in this paragraph, "further construction" includes any building or site work conducted on the Subject Property after May 15, 2015.

16. The proposed dumpster shall be screened.

17. Handicap parking spaces shall be provided as required by the Americans with Disabilities Act (ADA) and the Massachusetts Architectural Access Board (AAB) regulations.

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18. To the extent required by current ADA and AAB regulations, accessible ways shall be provided to each building and unit.

19. Sidewalk ramps shall be provided at the site entrance along Main Street in accordance with directions given by the Town's Road Commissioner.

20. A guardrail shall be provided at the parking spaces adjacent to Johnson's Creek. In addition, the Applicant will comply with the wetland protection conditions imposed by the Conservation Commission as set forth in its letter permit dated June 5, 2015.

21. The type of materials or equipment to be stored in the temporary bulk storage area located within Zone II shall be indicated by written statement submitted to the Planning Board and the Building Inspector. The storage of fuel or liquid hazardous materials (except that normally contained in registered vehicles) within Zone II is prohibited.

22. Prior to issuance of a certificate of occupancy for Building B 101 the Applicant shall submit a final landscape plan including construction details and specifications for the landscaping and fencing at Wharf Lane and the screening of the bulk storage area provided along Main Street to the Planning Board for approval. Final landscape details and specifications shall include the size and type of trees to be planted, the height and style of fence to be installed, and a manufacturer's description of the screening material to be used on perimeter fencing.

Conditions Pertaining to the Post Construction Phase of the Project

23. In the event of any emergency, the Applicant shall allow as a condition of this special permit access by the Town to the water lines on the Subject Property for repair purposes.

24. Storage of fuel or liquid hazardous materials within Buildings B101 and B102 is prohibited.

25. The type of materials or equipment to be stored in the temporary bulk storage area located within Zone II shall be indicated by written statement submitted to the Planning Board and the Building Inspector. The storage of fuel or liquid hazardous materials (except that normally contained in registered vehicles) within Zone II is prohibited.

26. [omitted]

27. The storage and use of hazardous materials and fertilizer shall comply with all local, state and federal regulations as amended, and the recommendations presented in New England Environmental Technologies, Corp letter report of April 2, 2015.

28. The "Hazardous Material and Environmental Policy Form" shall be reviewed and updated annually as required by changes in local, state or federal regulations.

29. All lessees of unit/buildings at the site shall submit to the Applicant MSDS for materials stored on site and a signed copy of the "Hazardous Material and Environmental Policy Form". If

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the Hazardous Material and Environmental Policy Form is amended then new signed copies of the form shall be submitted to the Applicant annually.

30. Exterior flood lighting shall be motion activated and directed downward. The requirement for motion-activated lighting does not apply to entry identification lights placed at building doorways. A representative of the Planning Board may inspect and suggest adjustments to lighting at the Subject Property.

31. Washing or maintenance of boats or vessels on the site is prohibited.

32. A list of hazardous materials with maximum quantities shall be prepared by the Applicant or current owner on an annual basis and submitted to the Groveland, Planning Board, Water and Sewer Department, Fire Department and Board of Health.

33. The Applicant or subsequent owners of the site shall comply with all applicable Town, State and Federal legal requirements governing the cleanup of pollutants or hazardous materials, if any, that may be released from the Subject Property to the environment and may thereby enter Johnson's Creek or the Merrimack River.


34. This decision shall run with the land and be binding on successors in title that own the Subject Property.

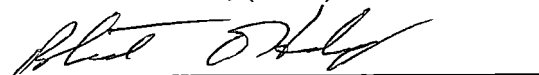
35. All other Town of Groveland By-Laws not mentioned in this Decision that are applicable to the Project or Subject Property shall be adhered to. Any violation of other Town By-Laws shall be considered a violation of this Decision.

36. Any occupant of the Subject Property that violates the terms and conditions of this Decision shall be subject to appropriate enforcement action, including the imposition of maximum daily fines, the issuance of cease and desist orders, and the revocation of occupancy rights, all in accordance with applicable provisions of the Town's Zoning By-Laws and the Massachusetts Zoning Act.

RECORD OF VOTE

The following members of the Planning Board vote to approve the Project, grant the requested special permit for the Project and to grant site plan approval for the Project, subject to the above-stated conditions:


Walter Sorenson, (Chair) Member


Robert O'Hanley, Member

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James M. Freer

James Freer, Member

Robert Arakelian

Robert Arakelian, Member

Date: July 7, 2015

The following members of the Planning Board are in opposition to the grant of the requested special permits for the Project and the grant of site plan approval for the Project:

Any person aggrieved by this decision shall be entitled to appeal therefrom to a court of competent jurisdiction within twenty (20) days following the Planning Board's filing of this decision with the Town Clerk pursuant to General Laws, Chapter 40A, Section 17.

July 9 2015

Filed with the Town Clerk of Groveland

Anne Buddie

Town Clerk

Copy of Decision Mailed to:

A1169265.1

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



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

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

Eric Harper
Applicant's Name

441 Main St.

Applicant's Street Address

File Number

Was filed in this office on: July 9, 2015 and that no notice of appeal was filed.

Attest: Anne Brodie
Anne Brodie

Date: July 29, 2015

FORM A

TOWN OF GROVELAND

APPLICATION FOR APPROVAL OF
A PLAN BELIEVED NOT TO REQUIRE APPROVAL

2024 APR 29 PM 1:11

PLANNING BOARD - TOWN OF GROVELAND, MASSACHUSETTS

TOWN CLERK
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DATE 4/29/24

To the Planning Board of the Town of Groveland

The undersigned wishes to record the accompanying plan and requests a determination by said Board that approval by it under the Subdivision Control Law is NOT required. The undersigned believes that such approval is not required for the following reasons:

1. The division of land shown on the accompanying plan is not a subdivision because every lot shown thereon has the amount of frontage, area, contiguous buildable area (CBA) and a one hundred (100') foot diameter circle, required by the Groveland Zoning Bylaw and is on a public way, namely, SALEM ST.
Assessor Maps dated _____ sheet (s) # 47 lots(s) # 28
2. The division of land shown on the accompanying plan is not a subdivision for the following reason(s) CREATION OF NEW BUILDABLE LOT.

The owner's title to the land is derived under deed from dated 10/5/23, and recorded in the South Essex Registry of Deeds. Certificate of Title No. _____ (if registered land), or Book 41795 Page (s) 005.

Form A must be submitted in compliance with the Rules and Regulations Governing Subdivision of Land in Groveland, Massachusetts.

Received by Town Clerk _____
 Date _____
 Time _____
 Signature _____

Applicant's Signature [Signature]
 Applicant's Address 7 Hermon Lane Groveland Mo. 01834

Owner's Signature (If not applicant) [Signature]
 Owner's Address [Signature]
 865 Salem St.
 Groveland, Mo. 01834

Received by Planning Board _____
 Date _____
 Signature _____
 Endorsed Yes or No _____

Reasons for Denial: _____

A.1

NOTES

1. ORIENTATION IS TO MASS MAINLAND SPC NAD 1983 BASED ON MULTIPLE GSSN RTK OBSERVATIONS.
2. STATUS OF RIGHT OF WAYS SHOWN AS PUBLIC OR PRIVATE ARE BASED ON REFERENCED DEEDS AND PLANS. NO WARRANTY IS EXPRESSED OR IMPLIED.
3. THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO ESTABLISH THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.
4. LOT 1 HAS ON SITE SEPTIC, WATER IS TOWN SUPPLIED.

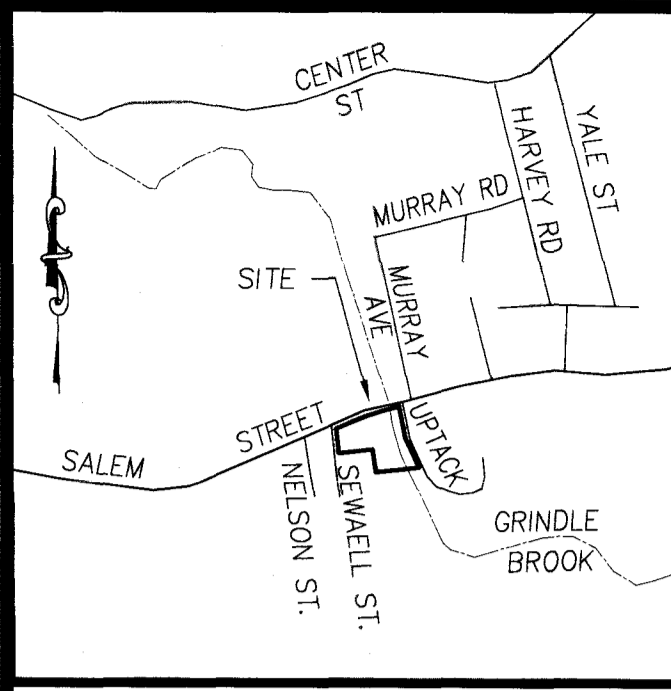
ZONING DISTRICT I

MINIMUM AREA=43,650 S.F.
MINIMUM FRONTAGE=150'

REQUIRED SETBACKS
FRONT=50'
SIDE=25'
REAR=25'

ASSESSOR REFERENCE

GROVELAND ASSESSOR'S MAP 47 LOT 20.



LOCUS MAP
1"=1000'



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

Preston Brown 4/25/24
PRESTON BROWN DATE

KEY REFERENCE DEEDS

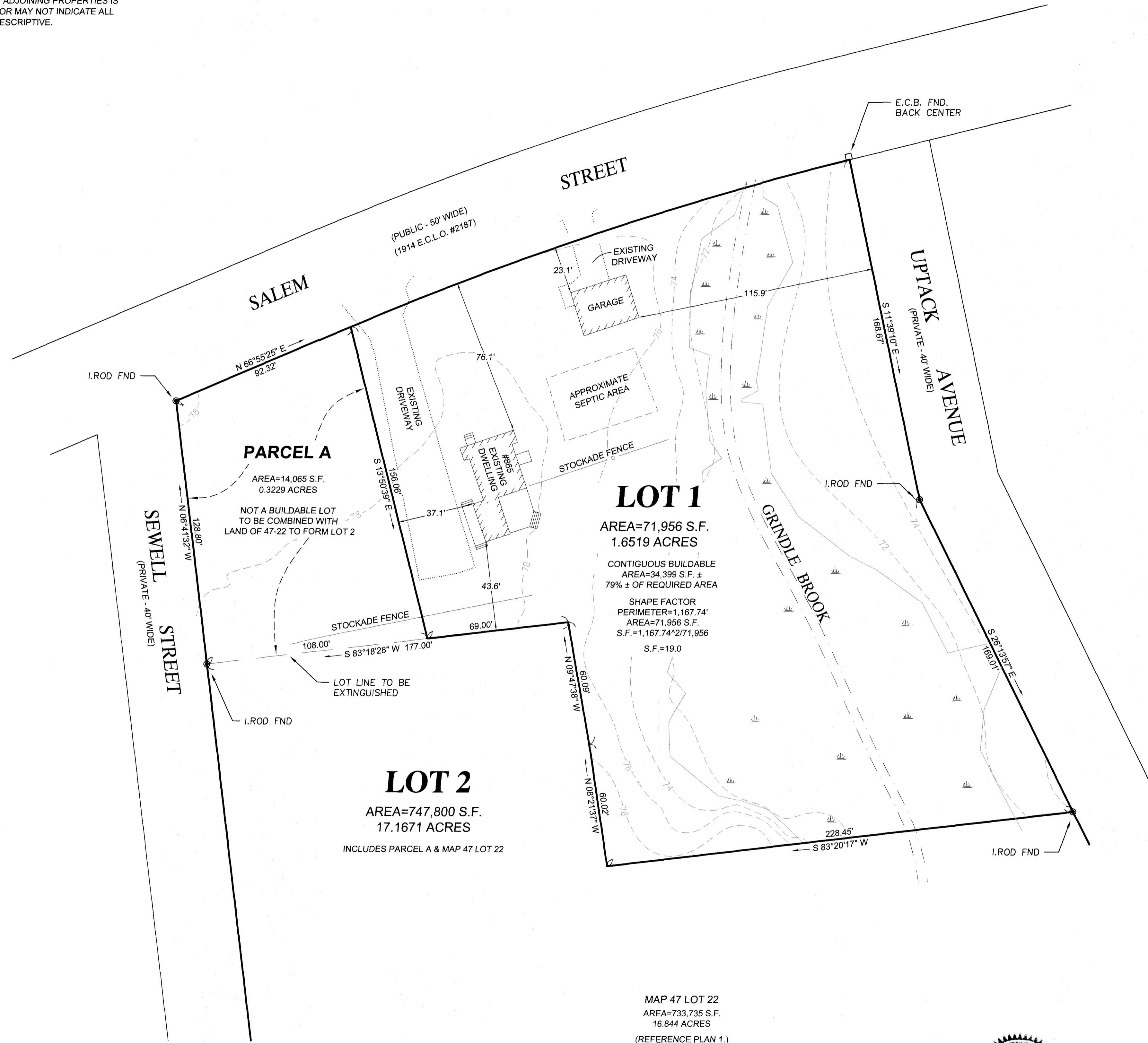
1. BOOK 41795 PAGE 5 JOSEPH T. RYAN SR. TO DONNA WHITCOMB TRUSTEE OF THE JOSEPH T. RYAN, SR. IRREVOCABLE TRUST DATED 10/5/23 RECORDED SOUTH ESSEX REGISTRY OF DEEDS.
2. BOOK 4529 PAGE 597 MIMI C. JOHANSEN TO CHARLES D. AND CAROL A. HELD DATED 1/12/59 RECORDED SOUTH ESSEX REGISTRY OF DEEDS.

KEY REFERENCE PLANS

1. PLAN OF LAND PREPARED FOR WILLIAM M. DALEY AND STEVEN REPPUCCI PREPARED BY MILLENNIUM ENGINEERING, INC. DATED MARCH 21, 2019 RECORDED SOUTH ESSEX REGISTRY OF DEEDS PLAN BOOK 475 PLAN 65.
2. PLAN OF LAND PREPARED FOR JOSEPH & ROSE RYAN PREPARED BY JAMES W. BARRY DATED SEPTEMBER 12, 1989 RECORDED SOUTH ESSEX REGISTRY OF DEEDS PLAN BOOK 349 PLAN 59.
3. LAND IN GROVELAND MASS. SURVEYED FOR MIMI C. JOHANSEN PREPARED BY JULIUS H. KRITTER DATED DEC., 1958 RECORDED SOUTH ESSEX REGISTRY OF DEEDS PLAN 16 OF 1959.
4. PLAN OF LAND PREPARED FOR GREENWOOD AND RYAN PREPARED BY NORTHSTAR LAND SERVICES DATED NOVEMBER 17, 2003 RECORDED SOUTH ESSEX REGISTRY OF DEEDS PLAN BOOK 421 PLAN 29.
5. PLAN OF LAND FOR ARAKELIAN REALTY CO., INC & ESTATE OF PETER H. & KNARIG ARAKELIAN PREPARED BY CAMMETT AND KUTENSKY ENGINEERING, INC DATED MARCH 3, 1981 RECORDED SOUTH ESSEX REGISTRY OF DEEDS PLAN BOOK 166 PLAN 65.
6. PLAN OF WOODLAND PARK PROPERTY OF CHARLES S. SPOFFORD RECORDED DATED MARCH, 1897 SOUTH ESSEX REGISTRY OF DEEDS PLAN BOOK 11 PLAN 30.
7. 1914 ESSEX COUNTY LAYOUT SALEM STREET RECORD NUMBER 2187.

LEGEND

- E.C.L.O. ESSEX COUNTY LAYOUT
- E.C.B. ESSEX COUNTY BOUND
- S.B. STONE BOUND
- E.P.L.P. ESCUTCHEON PIN IN LEAD PLUG
- D.H. DRILL HOLE
- PK MASONRY NAIL
- I.P. IRON PIPE
- I ROD IRON ROD
- FND. FOUND
- N/F NOW OR FORMERLY
- ASSESSOR'S MAP#
- PARCEL#



MAP 47 LOT 22
AREA=733,735 S.F.
16.844 ACRES
(REFERENCE PLAN 1.)

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
M.G.L. CHAPT. 41 SEC. 81P
GROVELAND PLANNING BOARD

DATE: _____

THE PLANNING BOARD'S ENDORSEMENT OF THE PLAN AS NOT REQUIRING APPROVAL UNDER SUBDIVISION CONTROL LAW IS NOT A DETERMINATION AS TO CONFORMANCE WITH ZONING

PLAN OF LAND
LOCATED IN
GROVELAND, MASS.

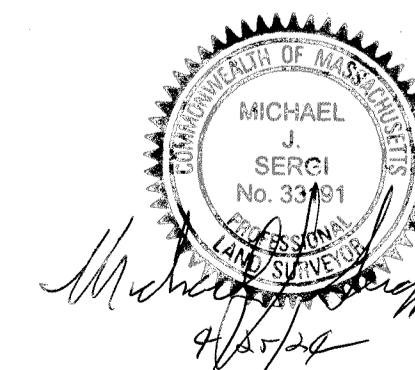
RECORD OWNERS
THE JOSEPH T. RYAN, SR.
IRREVOCABLE TRUST

865 SALEM STREET GROVELAND, MASS.
APPLICANTS
GROVELAND REALTY TRUST, LLC

7 HEMLOCK LANE GROVELAND, MASS.

DATE: 4/25/24

SCALE: 1"=30'



MILLENNIUM ENGINEERING, INC.

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



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

April 30, 2024

Ref: Site Security Estimate
TEC Project #T0845.18

Re: Storage Facility
Groveland, MA
Construction Review

Dear Ms. Schindler,

On behalf of the Town of Groveland Planning Board, TEC, Inc. reviewed the construction progress as part of a construction review for the Proposed Storage Facility at 833 Salem Street and Nelson Street in Groveland, MA. TEC staff visited the site on Monday, April 29, 2024, to assess work completed to date and to provide a recommendation for the updated Site Security amount.

TEC looked at the following items completed to date when determining the updated Site Security amount:

- **Erosion Controls** – Erosion controls have been approved to be removed for purposes of wildlife protection. Erosion controls remain required for sediment control. TEC recommends a partial reduction for this item.

A portion of the site security amount shall remain for Building 1 construction. In consideration of the items listed above, TEC recommends the following reduction in the Site Security amount:

Current Site Security Amount	\$25,000
Recommended Site Security Reduction	- \$20,000
Recommended Site Security Amount	\$5,000

Please do not hesitate to contact me directly if you have any questions concerning our site security estimate at 978-794-1792. Thank you for your consideration.

Sincerely,
TEC, Inc.
"TheEngineeringCorp.com"

Peter Ellison, PE
Director of Strategic Land Planning