



**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 4-2-2024**

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

TOWN CLERK  
RECEIVED/POSTED

2024 APR -3 PM 1:17

TOWN OF GROVELAND

*Note: Minutes are not a transcript; see the recorded meeting for verbatim information.*

*Pursuant to Chapter 20 of the Acts of 2021, "An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency", extended by the Governor on March 30, 2023, which extended permission for boards and commissions to conduct remote meetings, the Planning Board conducted this meeting in a hybrid format.*

**CALL TO ORDER**

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

**929 – 931 SALEM STREET:** Project Update

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

McNulty: Is this information on our website?

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

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

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

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

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

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

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

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

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

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

Ligols: He's also on a temporary CO.

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

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

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

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

**BILLIS WAY**: As Built Acceptance, Roadway Recommendation

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

Board: That will work.

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

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

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

**TOWN PLANNER UPDATE**

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

**OTHER ITEMS NOT REASONABLE ANTICIPATED AT TIME OF POSTING**

Planner: You will see you have a letter from Angus Jennings, who is on the Economic Development Committee, regarding his idea to amend our zoning bylaw to allow recreational marijuana growing, not

retail. If the Board is interested, I can coordinate with him to draft something up to be ready for the next Town Meeting.

Board: We welcome further discussion on this topic.

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

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

**NEXT MEETING** March 25, 2024, April 2, 2024

#### **ADJOURNMENT**

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