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**Town of Groveland
Planning Board
Meeting Minutes**

TOWN OF GROVELAND
2015 DEC -8 PM 1:47
TOWN CLERK
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Date: October 6, 2015

Members Present: Bob O'Hanley, Jim Freer, Bob Arakelian, Walter F. Sorenson Jr.

Members Absent:

Others Present: Stephen Crowe, Kim York, Jen York

Minutes Secretary: Amy Bedard (by tape & notes)

O'Hanley motions to open the Planning Board Meeting of October 6, 2015 at 7:37pm, seconded by Arakelian. All members are in favor. Vote is unanimous. Meeting opens.

Planning Board Business/Updates:

Meeting Minutes:

O'Hanley motions to approve the PB meeting minutes of May 22, 2007, seconded by Arakelian. All members are in favor. Vote is unanimous.

O'Hanley motions to approve the PB meeting minutes of June 5, 2007, seconded by Arakelian. All members are in favor. Vote is unanimous.

O'Hanley motions to approve the PB meeting minutes of September 15, 2015, seconded by Arakelian. All members are in favor. Vote is unanimous.

ANR 68 Center St:

Jeffery and Kim York are before the PB with an ANR plan for 68 Center St they are adjusting lot lines so that the plans are accurate. PB reviews plan dates from 1987 but there are some items missing. Sorenson states they need the CBA circle and a notation of preexisting non-conforming lot with section 3035 and others. Jeffery and Kim state they are selling the house. Jeffery states they aren't changing anything this is just to updated the lot line.

Sorenson states the fee for a lot line it \$50.00.

O'Hanley motions to sign ANR plan out of meeting after changes are made to plan, seconded by Sorenson. All members are in favor. Vote is unanimous.

7 Baldwin Terrace:

Stephen Crowe is before the PB with a proposed addition 15'x15' bedroom / bathroom to his house on 7 Baldwin Terrace. Stephen states he is on town sewer. Stephen states setback is 30' off street and 15' on side and he has plenty in the back. Stephen states he will do a full basement.

O'Hanley motions to sign the building permit, seconded by Sorenson. All members are in favor. Vote is unanimous.

Chesterton MOD:

Freer states up next is to sign MOD with the changes for Chesterton.

O'Hanley motions to sign the MOD with changes, seconded by Arakelian. All members are in favor. Vote is unanimous.

O'Hanley states that the estimated bill for the MOD was \$1,250.00 but with changes added the new bill is \$850.00 more so they will need to ask for a check for that cost. Total \$2,100.00.

Skip Sheehan Way/Scott Green:

Cancelled

O'Hanley updated PB on Scott Green. O'Hanley states he called him today to remind him about P.B. meeting but he couldn't get in touch with his engineer and had a conflict. He wants to be on for the 20th meeting. O'Hanley states he needs to come in to sign plans. He tied in to Salem St.

with the water pipe. Catch basin is in. He has not tied into water lane. He has some purchase and sales from the bank.

Kravchuk Drive:

Cancelled. Discussion on Road Time PB states needs to be done by 12/1/2015 or first snow.

Growth Management:

Freer discusses the Growth and Management Zoning by law. Freer states there are some things the PB has to have. Freer states when you make a major change and reformat you need to have everything. By law was passed in 1996 drop dead date was June 30, 2003. Sorenson states they extended it at Town Mtg to 2010. Freer has the draft from Lisa. Sorenson states this went hand and hand with the Master Plan. Sorenson states Freer and Sorenson spent 7 years on this. Freer states the Growth Management by law expired in 2010. Is has to be removed from the by law.

Site Plan Review:

Freer states site plan reviews should be for business not ANR. Freer asks if he can write a note to the current building inspector stating to disregard how the bylaw is written and interpret it as it will be when changed. O'Hanley is against it. O'Hanley states one person interpretation can be very different. Sorenson states the new section 108 at the moment is non-enforceable but it is the recommended language. Sorenson states hand it out and advise applicants to follow it. Sorenson states get it on Town Meeting in spring to update. Sorenson states Freer should have a conversation with building inspector and hand him a copy.

Miscellaneous:

Bob O'Hanley wants to know if Sorenson will be at 20th meeting because Freer is not and they need majority because it's a hearing.

Next Meeting:

October 20, 2015

Adjournment:

Freer motions to adjourn at 8:30 pm, seconded by O'Hanley. All members are in favor. Vote is unanimous. Meeting is adjourned.

Steph Ceave 7 Baldwin Terrace

10-6-15

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Jeff York
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