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**Town of Groveland  
Planning Board  
Meeting Minutes**

TOWN OF GROVELAND  
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**Date:** November 24, 2015

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

**Members Absent:**

**Others Present:** Joe D'Amore, Jose Escobar, Brenda Legacy, Mike & Chris Volvez, Nancy & Bill Cook, Taylor Turbide

**Minutes Secretary:** Amy Bedard (by dvd & notes)

O'Hanley motions to open the Planning Board Meeting of November 24, 2015 @ 7:45pm, seconded by Arakelian. All members are in favor. Vote is unanimous. Meeting opens.

**Planning Board Business/Updates:**

**Approve Minutes:**

O'Hanley motions to approve PB Meeting minutes of October 6, 2015, seconded by Arakelian. All members are in favor. Vote is unanimous.

O'Hanley motions to approve PB Meeting minutes of October 20, 2015, seconded by Arakelian. All members are in favor. Vote is unanimous.

O'Hanley motions to approve PB Meeting minutes of November 9, 2015, seconded by Arakelian. All members are in favor. Vote is unanimous.

**Public Comment:**

Joe D'Amore (Selectman) is before the PB regarding the discussions of a Town Planner. Joe D'Amore wants to know more about the PB's request for a Town Planner and how it will benefit the town. Freer states that the position would be for someone that could be doing and working on all the paper work in regards to the Zoning By-law, Master Plan and Coordinator for Boards.

Joe D'Amore states it would be a part time position and Freer states it would be paid by PB. Freer states there are many issues that hopefully this job and individual will begin to see and resolve. O'Hanley states approximately 15 years ago the PB sent out a questionnaire to every house looking to see what they wanted the Town of Groveland to look like in the future and this is where the Master Plan came from. O'Hanley states he believes there should be a specific individual that communicates between all the boards.

Joe D'Amore states if it can't be paid through PB budget can it be created and voted at Town Meeting. Freer states yes but will most likely come through PB. Joe D'Amore also asks can this position be shared regionally. Freer states, yes.

**Esty Way - Continued Hearing:**

Taylor Turbide is before the PB from Millenium engineering on behalf of George Hazeltine the applicant. Taylor states the last time they were before the PB they just received comments from Peter Williams since then they have responded and he has a copy for the PB of the response letter and operation plan.

Taylor states since the last meeting they relocated the Roadway by 5' moved further uphill which increased headlights away from the house and the driveway was modified a little bit. Taylor states with approval from the Cooks they went on their property and are working out an easement that will not to be affected by the sub division.

Freer states they are currently waiting for Peter's comments. Taylor states he just wanted to address changes and updates to the PB. PB and Taylor discuss the easement of the land for the Cooks and who will be responsible for taxes but they are still waiting for feedback.

Taylor states he did add an erosion and control plan which is the operation plan he gave the PB. Taylor states they implemented some check damns and straw mulching while things are exposed during construction process.

O'Hanley questions the six pages that they sent and does Peter consider them major or minor. Peter states most comments are minor.

Peter states may need easements on regrading to hold additional run off. Taylor states will need larger catch basin.

Freer states is that all and Peter states next is whether or not the Board will accept waivers.

Freer opens discussion to abutters.

William Cook 10 Esty Way Groveland states he just got the paper work last night emailed to him to sign on the easement. William states he hasn't been able to review the entire thing and still has a disagreement on the line but they will work it out.

Jose Escobar 7 Esty Way. Jose states that Taylor stated he restaked but he confirms the front of the road has not been restaked yet. Taylor state no not yet. Peter asks how far back does the 5' adjustment extend. Taylor states on the plan that the entrance was shifted 5' and refitted the curve.

Bob Arakelian has a question to Peter regarding Peter's report on the no Street lights. Taylor states there is a waiver for street lights. Sorenson states they can be put in for public safety. Taylor states they are happy to put lights in and the light department may choose placement of the lights. Peter states have something by the entrance and further in.

O'Hanley states PB needs letter regarding waivers and why they are being requested.

Freer motions to continue the hearing until 12/15/2015 @ 7:45pm, seconded by Sorenson. All members are in favor. Vote is unanimous.

**Chesterton:**

O'Hanley states he has not heard anything back.

**Groveland Fairways:**

O'Hanley states he has heard nothing back.

**Sunset Circle:**

O'Hanley states he talked to Scott Green last Friday. Scott was going to record the plan in Salem but he did not have MOD. O'Hanley states yesterday the clerk gave him a copy of the MOD which the Registry of Deeds rejected because he needs the original. O'Hanley states so he has attempted three times and will hopefully get it down within the week.

**Kravchuck Banking:**

O'Hanley states he went to Kravchuck today and last week he talked to Carl and he said the bank wants to hold up until the spring. O'Hanley states they have dug out the back on the left hand side which is the dryer side. They are landscaping what they dug out to prevent erosion with haybails and catch all so it doesn't run out onto Seven Star Rd.

**Homestead Lane:**

O'Hanley states that job site is coming along great. O'Hanley states two (2) cellar holes are dug and the grader is coming tomorrow to prep the roadway for the binder. O'Hanley states Bell and Fin who has been used since 70's and 80's will be down Monday so they can hot top if its 50 degrees.

**Pecker Lane:**

O'Hanley states Pecker Lane is ok also working on hot top.

**Invoice:**

O'Hanley motions to accept an invoice for three PB Meeting minutes typed for \$225.00, seconded by Freer. All members are in favor. Vote is unanimous.

Sorenson leaves ...

**Adjournment:**

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