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**Town of Groveland
Planning Board
Meeting Minutes**

TOWN OF GROVELAND
2015 AUG 13 AM 11:28
TOWN CLERK
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Date: June 23, 2105

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

Members Absent: Jim Freer

Others Present: Neil Leonard, Scott Green, Alan Roscoe, Carl Kravchuk, Jim McCarthy, Jay Ogden

Minutes Secretary: Amy Bedard (by video)

O'Hanley motions to open the Planning Board Meeting of June 23, 2015 at 7:50pm, seconded by Arakelian. All members are in favor. Vote is unanimous. Meeting opens.

Planning Board Business/Updates:

Chesterton:

Sorenson is in receipt of a memo drafted June 23, 2015 regarding the Chesterton project. Alan states after several meetings and go around with contractor and consultant they have gathered enough information for the approval of a site plan application. Alan states they met with the Conservation commission last week and they have agreed to draft a memo incorporating the new plan into their decision. This way both the PB and the Conservation Commission will be dealing with the same set of drawings moving forward to construction. Alan states they have included six conditions that they feel are appropriate Alan states re-stripping the parking lot so handicap spots are in appropriate spot, a strip of pavement in the parking lot needs to be replaced, a couple other housekeeping items and double grade catch basin needs to be installed on new catch basin on the eastern corner of the parking lot. Alan states that needs to be completed prior to any construction

starting. O'Hanley asks is it a steep slope. Alan states it is graded to be sort of a funnel. Alan states drain type it is attached to is a double grade. Sorenson asks are these going into an updated plan. Alan states no just simple housekeeping issues no updated plan is being completed. Sorenson states ok.

Sorenson asks will the review fees be squared away. Neil states hopefully next Friday.

Sorenson asks PB if anyone has any questions or concerns. No concerns or questions.

O'Hanley motions to approve site plan review for 867 Salem St. with corrections and modifications dated June 23, 2015, seconded by Arakelian. All members are in favor. Vote is unanimous.

Sunset Circle:

The PB is in receipt of an updated draft memorandum decision that was prepared back in April. Alan states the highlighted items are either to be filled in or have been changed. Alan states they have updated the revision date of the current drawings and added in additional language about binder course of paving to be in compliance. Alan states they had a discussion with O'Hanley and time frames and O'Hanley wanted to make sure that it was understood that the binder needs to season over the winter. Alan states they also inserted language of the slope easement. Sorenson asks the PB if they see anything else in the draft. Arakelian states they told Scott he needs to communicate with O'Hanley during all stages of construction. O'Hanley states Scott will need to deposit at least \$2,800.00 in account for site fees and the Town of Groveland will draw from that any leftover will be returned. Sorenson reviews plan for easement and stone wall. Alan reviews plan with Sorenson. Sorenson shows him that on plan he needs a 2' wall. Sorenson states they can make a drafting change with a note about the 2' fence. Scott states may be easier to note it on easement. Sorenson agrees.

O'Hanley motions to approve draft with changes including walls and fence, seconded by Arakelian. All members are in favor. Vote is unanimous.

Alan states the G1 and G2 documents will be endorsed.

O'Hanley motions for site disturbance, seconded by Arakelian. All members are in favor. Vote is unanimous.

Arakelian states call him when they do curb cutout so they can get back to the garage.

Kravchuck:

O'Hanley states he received a letter that afternoon from the bank and there are a couple things that may need to be changed on the draft copy. O'Hanley states he will go over it and make any changes if needed. Carl's main question is when he can start work on it. O'Hanley states yes to roadway work but no foundation until the bond is in place. Sorenson states they are going with a letter of credit instead of passbook. Carl states yes. Sorenson explains the line of credit. Carl asks once a binder coat is done can he sell a lot. O'Hanley asks Carl is he doing well or town water. Carl states possibly town. O'Hanley states he needs a water line before a foundation goes in.

O'Hanley reviews a bill for Alan \$999.03. Carl states he will give him a check tonight for that invoice.

Next Meeting:

June 30, 2015

July 7, 2015

July 21, 2015

10 Pecker Lane:

Jim McCarthy shows the PB his plans. Arakelian asks to see catch basin. Jim McCarthy shows him on the plan. Architect states the soil perks very well. Arakelian and McCarthy discuss the plan. Arakelian states it is not what they talked about. PB and Jim McCarthy discuss the plan and that there seems to be some miscommunications between drainage and fence on right of way. Sorenson recommends upon receipt and confirmation and approval from the two Bobs on the PB for the catch basin and the fence for the road then the building permit can be signed off.

Jim McCarthy states they are trying their hardest to stick with what they said they would do but he isn't feeling great. Water and Sewer stalled project until the plan showed a water and sewer line. Wells are \$30,000.00 water line is \$96,000.00. The Water and Sewer want to upgrade the system from what is current and that adds a ton to the cost. McCarthy said he will split difference with them which was \$15,000.00 Water and Sewer said no. Sorenson states wells are always cheaper but the quality of the water and other miscellaneous expenses do add up.

Miscellaneous:

O'Hanley states they need to comply with the Board of Selectman to do a permitting report. O'Hanley states they have until July 7, 2015.

Sorenson states reading into the record a letter from 60 King St. John Kerkin sent to building inspector and PB. Sorenson states there are some structures on the property. The PB granted access on this for fire turn around. Sorenson states there are changes that came up on property that has changed the access so the PB should take a look at this.

Adjournment:

O'Hanley motions to adjourn at 8:50 pm, seconded by Arakelian. All members are in favor. Vote is unanimous. Meeting is adjourned.