

Official Copy

**Town of Groveland
Planning Board
Meeting Minutes**

TOWN OF GROVELAND
2015 AUG 13 AM 11:28
TOWN CLERK
RECEIVED/POSTED

Date: July 7, 2015

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

Members Absent:

Others Present: Lisa Meade, Matt Steinell, Eric Held, George Hazeltine

Minutes Secretary: Amy Bedard (by video)

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

Planning Board Business/Updates:

Meeting Minutes Approved:

O'Hanley motions to approve PB Meeting minutes for 6/2/15, seconded by Arakelian. Vote is unanimous.

O'Hanley motions to approve PB Meeting minutes for 6/30/15, seconded by Arakelian. Vote is unanimous.

PB Meeting Minutes Invoice:

O'Hanley motions to approve invoice for PB Meeting Minutes typed by Amy Bedard \$225.00, seconded by Arakelian. Vote is unanimous.

38 Main Street:

Freer states before the PB is an ANR approval for 38 Main St. Matt Steinell from Millennium Engineering is before the PB representing the applicant Mr. Napolitano. Matt states Mr. Napolitano is before the PB tonight with four existing lots that he wants to combine then sub divide into two lots. Matt states there is an existing garage commercial use building that he is planning on selling and having used as a residential use. Each lot will be in excess of 30,000 sq. ft. Matt reviews the plan with the PB. Lot 1 is 30,813 sq. ft. and Lot 2 the larger lot is over 121,000 sq. ft. Matt states they have the area requirement and they also have 150.51' of frontage on lot 2 has over 300' of frontage. Matt states they have the contiguous upland requirement met and the 100' circle on each of the lots. Wet lands were delineated and the septic is on the plan. O'Hanley states they are doing a lot line change for \$50.00 and \$500.00 for ANR.

PB endorses plan. PB signed ANR Mylar. PB signed two form A's.

441 Main St. / Esty Park:

Freer states up next is 441 Main St aka Esty Park. The PB is to approve the findings and decisions for the Aquifer Protection Special Permit.

O'Hanley motions to approve the Aquifer Protection district, seconded by Arakelian. All members are in favor. Vote is unanimous.

Freer states second is to approve the findings and decisions as amended for the site plan approval.

O'Hanley motions to approve the findings and decisions for the site plan approval, seconded by Arakelian. All members are in favor. Vote is unanimous.

Groveland Fairways:

Lisa Meade is before the PB stating there is a retaining wall on the plan for Lot 6 that they believe doesn't need to be there and she requests that GZA, the PB engineer, do a peer review to take a look at it and determine whether or not their engineer is correct. Sorenson states he has been out there within the last week. Sorenson states the grass isn't growing in and the landscape plan was done in December and the soil has washed away and what is left is not 6" on the lot. Sorenson states it was a bad winter and to correct it you need to bring back the soil to the 6" and the other problem is the drainage and there should be a French Drain. Sorenson states he was standing in 3" of water after the rain subsided. Lisa Meade and George Hazeltine states there is

no more pooling. Sorenson states you are submitting a plan to the PB with a modification to the plan. Lisa Meade disagrees. O'Hanley states when you do a project and you turn to sub division rule 4.2.4 you strip off the top soil and screen it. O'Hanley states they did what they were supposed to do and the only problem he sees is it was late in the year. O'Hanley states 6" of soil being put down air is removed and it becomes hard. Meade asks can GZA review it and decide if it's necessary. Meade thinks the wall will not provide any drainage. Meade states if GZA states they need to do it then they will and/or at that point they will ask for a modification. PB, Lisa Meade & George discuss subdivision and having a modifications request. PB and Lisa discuss other projects/sub divisions in Groveland and that they all have minor problems.

O'Hanley states Eric called after the last meeting stating his wife didn't want the French drain because of the pipe that would be exposed.

Eric states that is not true he does want it but just not an exposed pipe he wants it piped into a nearby drain.

O'Hanley motions to have GZA review the plan at the cost of the developer, seconded by Freer. Vote 2 to 1 for motion. Freer and O'Hanley for motion. Sorenson opposed.

PB discusses the various issues with sub division:

Lot 3: Ponding before loam put down. There is no ponding now. Grass is growing through new loam. Some areas of grass is growing. Some areas can't see because of the hay.

Lot 2: Needs stabilizing

Lot 7: Water coming out of somewhere onto left side of driveway.

Sorenson states this sub division is unique because it was pretty flat when they got there and they had to bring a lot in and with the time of year and Mother Nature it became a problem. Freer states even in his current yard he mixes his soil which is mostly clay and then he mixes with sand. Freer states his grass is still very thin and not ready to mow and he states this has been an every year thing. Freer states a yard is always work.

Sorenson states there is still water issues. Lisa states the lots are not stabilized yet.

George shows a picture before the loam was spread. George states they put in 10" of loam. Sorenson states where they put the loam down it was growing and he has a new seed and that is also starting to come in.

Sorenson states one way or another the puddling has to be fixed either a wall or something. O'Hanley states after they get the report from GZA he wants Eric to put in writing exactly what he wants whether it be a wall or other. Sorenson discusses the run off from the roof. Gutters will help with a down spout.

Next Meeting:

O'Hanley motions to set next meetings 7/21/15 & 8/11/2015, seconded by Freer. All in favor. Vote is unanimous.

Adjournment:

O'Hanley motions to adjourn at 9:05 pm, seconded by Freer. All members are in favor. Vote 2 to 1. Freer and Hanley to adjourn. Sorenson no vote. Meeting is adjourned.