

TOWN OF GROVELAND

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**Town of Groveland
Planning Board
Meeting Minutes**

Date: August 11, 2015

Members Present: Bob O'Hanley, Jim Freer, Bob A/201rakelian, Walter F. Sorenson Jr.

Members Absent:

Others Present: Cheryl Sullivan, Craig Beaver, Duncan Weaver, Kathy Weaver, Joanne Catarius, Dave Catarius, Jayne Beaton, Andrea & Ken Belisie, Larry Kelley, Dena Dehulla, Stephen Dehulla, Bill Holt

Minutes Secretary: Amy Bedard (by tape & notes)

O'Hanley motions to open the Planning Board Meeting of August 11, 2015 at 7:40pm, seconded by Freer. 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 6/23/2015 and 7/7/2015 seconded by Freer. All members are in favor. Vote is unanimous.

Approved Signoffs:

1. Greg and Karen Lebel: 16 Rollins St. to tear down the existing house and build a new one.
2. Douglas Merna 271 Main St. to add a garage and living space.

3. Brain Surret from McGonagle Home Improvements is before the PB with a builder permit for the owner James Steel of 237 Main St. rebuilding addition due to fire.

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

Groveland Fairways:

Taylor states he is before the PB tonight regarding lot #6. There was some discussion about the retaining wall that was shown on the definitive plan due to the grading of the site. The wall was purposed to be along the side lot line due to the garage being a side entry. The foot print of the garage was changed and was built as a front entry to the garage, therefore not needing the retaining wall. Taylor states he did a site walk with the reviewing engineer Peter Williams. They brainstormed some ideas to fix the drainage. In addition to recommending down spouts along the garage Taylor states they proposed a swale at the base. The swale would be gravel with a pervious pipe that then flows downhill. Taylor states that this was submitted to the reviewing engineer for review.

Peter Williams states he is from GZA and is before the PB to discuss his site walk findings and recommendations.

PB, Taylor and Peter discuss washouts that are also a problem. Sorenson states the drainage with the grass needs to be addressed.

Taylor states the house was repositioned approximately 13' forward and 5' to the side. Upon doing an as built there was no need for a retaining wall because none of the sloped exceeded the requirements of 3 to 1.

PB and George discussed the loom on lot 2. The PB required 6" of loom.

Freer states that the weather conditions have been horrible for grass.

Lot 2 owner states there is absolutely not 6" of loom and that 90% of his yard is a mess. Owner shows PB pictures.

Sorenson states the surety of \$100,000. + and if so the PB will use the money. Sorenson recommended a meeting between the owner and builder.

Sorenson states he needs to get letters to the owners with a plan to fix the problems.

Freer motions to accept the modification for the drainage of lot 6, seconded by O'Hanley. All members are in favor. Vote is unanimous.

O'Hanley motions to approve this as a minor modification and not a major, seconded by Freer. All members are in favor. Vote is unanimous.

Off Esty Way:

PB is in receipt of a check from Taylor for \$6,000.00 filing fee and a \$5,000.00 check for engineering fees.

PB is in receipt of a check from Taylor for \$1,2000.00 for Groveland Fairways reviewing engineer.

O'Hanley motions to accept the checks for Off Esty Way, seconded by Freer. All members are in favor. Vote is unanimous.

Freer motions to accept GZA as the engineer for Off Esty Way, seconded by O'Hanley. All members are in favor. Vote is unanimous.

Homestead Lane:

O'Hanley states that on file it the \$5,000.00 engineer account new account has been open. \$1 million dollar bond liability has been filed with Denise the finance director.

Sorenson asks for a quick review.

Bill Holt it before the PB to review the plan. The plan presented had an extension granted from the PB and they currently did receive approvals from the Conservation Committee and the Water and Sewer plan was approved.

Bill states they are now at the point where they are ready to start construction. Hay bales are installed and they want to move forward with the boards to get permits under way. Bill states they water flow test will take place this week. 6" pipe now putting in 12". PB reviews the plan. O'Hanley states plan meets all Water and Sewer requirements. Sorenson asks for dates to be read into record. Original plan file date was February 13, 2007. Public hearing March 13, 2007, site walk June 20, 2007 and public hearing closed January 22, 2008. Approval June 10, 2008 decision filed June 25, 2008 court signed plan December 12, 2008.

Sorenson asks who in attendance tonight at meeting had moved in after 2008. Only 1 hand raised.

O'Hanley states he has two sign-in sheets, one from May one from June of the continued hearing. 54 King St. 2 people, 25 Cannon Hill Ave, 23 Cannon Hill Ave, 18 ½ Cannon Hill Ave.

0 Cannon Hill Ave, 29 Cannon Hill Ave, and 55 Garrison St. The next meeting 25 Cannon Hill Ave, 29 Cannon Hill Ave and 54 King St. Meeting 2007 when hearing was taken place.

Sorenson recaps sub-division. 8 lot sub-division and a 5 lot sub-division. Bill gives an overview of the project. Bill states it is a 6 lot sub-division not including form A out front that it lot 1 an existing house. 5 new lots. Cheryl Sullivan comes up to the table to review the plan. Bill reviews the plan prepared for the Conservation permit which was for the drainage for the sub-division. All lots are single family houses and over 1 are and over 30,000 sq. ft. to get the frontage. Bill states there it approximately 500' of road. There is new sewer being purposed starting down King St. down the sub division road. New water main purposed an 8" water main. Water and Sewer suggest using three water gates and a T that reduces to the 6". There are two tension ponds designed with a swale on the property line to collect in a large basin off the roadway and was reviewed by Cammett Engineering.

Cheryl states she is at 22 Cannon Hill Ave. which is the lowest point of the street and her yard already gets flooded out. Cheryl states she currently has a French drain and a triple sump pump system for back up. Cheryl states her yard it also another problem. All the drainage from the street comes into her yard and into her driveway and side yard. In the winter is all becomes ice. Cheryl states her yard it basically the wet lands. Freer states that there is a road further up with 12" drains that also adds water to the existing problem. O'Hanley states current flooding should be affected by new project. That flooding will need to be remedied by other solutions. Bob Arakelian state he will come out and look at is.

Mr. Weaver is before the PB, his concern it the elevation of the property and how close the houses are to the top of the hill. Sorenson asks Bill to show foot print plan. Mr. Weaver is asking what the grade of the lot it and will it be pitching towards his house. Mr. Weaver concerns if the trees are removed the water it going to run downhill to his property.

Mr. Weaver states the abutters did not know about this development and had a lot of opposition to this project. Freer states the information of the meeting are posted in Town Hall and on the web site.

Freer states the PB tried to talk them into a CSD and that would have given more land for retention but they didn't want to do that.

Sorenson explains process of green cards for preliminary and the definitive. Sorenson stats though this project had so many changes and has taken a long time. Freer states the mortgage crisis played a hug role and he is now just starting to see sub divisions coming back.

Abutter states concern also about the water flowing to their property.

Abutter states that 27 Cannon Hill it out of the county but his concern it about the holding pond with mosquitos and disease. Perk rate is 5 and 6 and 7 and 8.

Sorenson states he feels like all concerns have been addressed and the PB will keep an eye on the. The buffer zones are in place. Sorenson states time frame on sub division for 7 years. Sorenson states the PB can grant an extension for 3 years. Sorenson states 3 years are for very large sub divisions. Sorenson thinks this will go fairly quickly. Larry states he plans to bring road to binder stage in 10-12 weeks so that is everything except sidewalks. Early spring he believe 5 houses will be done, next will be retention ponds, find grade loom and seed. Foundation should be done by November.

Discussion on who will be engineer either Cammett or GZA. Larry states Steve will make that decision.

O'Hanley states in regards to the mosquito concern and the retention pond. O'Hanley it on the Board of Health so he will notify Northern Essex Mosquito control and they will check area for diseases after the units are built.

Sorenson states no other questions from board. Chipper crew is coming in next.

Kravchuk Drive:

O'Hanley motions to accept the letter of credit from Haverhill Bank for \$297,089.00, seconded by Arakelian. All members are in favor. Vote is unanimous.

PB Positions:

PB discusses advertising for new members.

PB discusses meeting layout: Planning Board Business @ 7:30pm & Agenda starts @ 7:45pm.

PB member duties:

Chairman- Jim Freer

Vice Chair- Walter Sorenson Jr.

Secretary- Jim Freer

Treasurer- Bob O'Hanley

RPC- Bob Arakelian

Sorenson motions to accept PB member duties, seconded by O'Hanley. All members are in favor. Vote is unanimous.

O'Hanley states the Town Hall is now closed on Friday afternoons so they are open late on Monday nights for signoffs and have members from miscellaneous boards present. Currently Ann calls O'Hanley and they either meet him at a job site or he runs in to signoff.

Next Meetings:

Next meeting 9/1/2015 & 9/15/2015 @ 7:30pm.

Adjournment:

O'Hanley motions to adjourn at 9:50 pm, seconded by Arakelian. All members are in favor. Vote is unanimous. Meeting is adjourned.