

TOWN OF GROVELAND

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Town of Groveland

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Planning Board

Meeting Minutes

Date: September 1, 2005

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

Members Absent:

Others Present: Alan Roscoe, Karl Kravchuck

Minutes Secretary: Amy Bedard (by tape & notes)

Freer motions to open the Planning Board Meeting of September 1, 2015 at 7:45pm, seconded by O'Hanley. All members are in favor. Vote is unanimous. Meeting opens.

Planning Board Business/Updates:

ANR Seven Star Rd:

Sorenson states before the PB is an ANR sketch for Seven Star Rd. Alan Roscoe states they are sub dividing a large parcel into two lots. Each lot has frontage and access on the roadway they border.

Parcel A=111,020 sq. ft., ANR lot

Parcel B=15.24 acres. Will be future sub-division and get access off Seven St. Rd.

Sorenson states on Parcel A need setbacks. Sorenson asks about dividing line on parcel B. Alan Roscoe states that is the wetlands.

Need corrections made and will be back on 9/15/2015.

Kravchuk Dr:

Karl Kravchuk is before the PB with the Land Disturbance Permit. O'Hanley states they went through some bullet points and made corrections. Alan states there are only 3 minor items.

1. Proposed septic on lot 2. Is it shown on lot 3 but not 2
2. Modifying the erosion protection around catch basins.
3. Adjust the schedule that was provided. Approx. 15 weeks construction schedule which is pretty aggressive.

Alan shows the PB the schedule provided. Alan states with weather it is a tricky time to start a sub-division.

Karl states he was hoping to get started Sept. 15 and end beginning of December. Erosion control is going to start tomorrow.

Freer motions to approve the Land Disturbance permit with the three modifications, seconded by O'Hanley. All members are in favor. Vote is unanimous.

Chesterton:

Freer motions to endorse site plan review special permit, seconded by O'Hanley. All members are in favor. Vote is unanimous.

GZA Check:

Freer motions to pay GZA Engineer for 441 Main St \$4,222.00, seconded by O'Hanley. All members are in favor. Vote is unanimous.

Groveland Fairways Dr.

O'Hanley states there is a bond in place which can be reduced for the work to be completed i.e. roadway, sidewalks, etc. George will be in on 9/15/15 to discuss this. O'Hanley states any other issues they may need to seek a civil suit.

Lot 2 owner states nothing has been done since the last meeting when they were told to contact them. Owner states that it is almost fall and they did call another company and asked what needs

to be done. The company said aerating and hydro seeding. O'Hanley asks for an estimate for the aerating and hydro seeding so they can keep that on file and retain that money from the bond if there is a civil suit they can use that. O'Hanley states they should come in on the 15th. Owner states they have been dealing with this since May and nothing has been done. Owner states warranty is up in December. Owner asks about house issues and if she should speak with PB? Sorenson states that would be the Building Inspector.

O'Hanley asks was there ever an agreement about how much loom should be used. Owner states no. Sorenson asks are they watering? Owner states yes. O'Hanley confirms he has seen the sprinklers using. Owner states they just used the fill from the house and spread it as loom. Owner states there is also so much clay that just washed away and now there are so many rocks. Owner states they had a bucket of golf balls from the dirt. Freer states get an estimate for the service and bring it in to the next PB mtg.

Adjournment:

Freer motions to adjourn at 8:40 pm, seconded by O'Hanley. All members are in favor. Vote is unanimous. Meeting is adjourned.