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**Town of Groveland
Planning Board
Meeting Minutes**

TOWN OF GROVELAND
2015 OCT -7 PM 2: 53
TOWN CLERK
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Date: September 15, 2015

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

Members Absent:

Others Present: Lisa Meade, Taylor Turbide, Jose & Kelly Escobar, William Cook, Peter Williams, Lyle and Brenda Legacy, Jean Marchisio, Christine and Mike Valdey, Maureen and Barry Inger, Justin & Sarah Farinato, Joe Marchisio

Minutes Secretary: Amy Bedard (by tape & notes)

O’Hanley motions to open the Planning Board Meeting of September 15, 2015 at 7:47pm, seconded by Arakelian. All members are in favor. Vote is unanimous. Meeting opens.

Planning Board Business/Updates:

Meeting Minutes:

O’Hanley motions to approve the PB meeting minutes of August 11, 2015, seconded by Arakelian. All members are in favor. Vote is unanimous.

O’Hanley motions to approve the PB meeting minutes of September 1, 2015, seconded by Arakelian. All members are in favor. Vote is unanimous.

Off Esty Way:

O’Hanley motions to open Off Esty Way definitive plan hearing, seconded by Arakelian. All members are in favor. Vote is unanimous.

O'Hanley asks the audience how many are present for Off Esty Way. O'Hanley explains tonight is the only night that the hearing is announced by mail. So you need to make sure that you have a representative to find out when the next meeting is. O'Hanley states it is up to them to keep track of future hearings and meetings.

Lisa Meade is before the PB on behalf of George Hazeltine Trustee of Esty Way Realty Trust. Meade states this is a proposed subdivision off Uptack Rd. consisting of 8 house lot. Lisa states they have received a preliminary sub division approval from the PB in January 2015. All the waivers that were requested at that time are the same waivers that they are requesting now. Lisa states during the preliminary plan process there were two abutters who had a concern and she believes that has been addressed. One being Mr. & Mrs. Cook the concerns being whether or not this area was going to be a lot or limited cutting which is now shown on the plan. The other concern was regarding when cars pull out and will the car lights shine into their house. Lisa states on the plan they also show that it will miss the house and in fact turn off to the right.

Taylor Turbide the engineer gives the PB an extra set of plans that they can lay on the table. Taylor Turbide states he is from Millennium Engineering the engineer and surveyor for George Hazeltine. Taylor states the property is lot 11 off an existing sub division and was approved several years back and recorded with Essex Registry of Deeds. Taylor states lot 11 consists of 15 acres. 12.5 acres are in Groveland. 2.5 acres are Boxford. Taylor states they have done extensive soil testing on site and took a topographic survey of the entire site. The purposed sub division comes off of Esty Way with 745' of Road way. The road will be 24' wide with vertical granite curbing at rounding and where slope exceed 5% under 5% it will be slope granite curbing. 5' sidewalk being purposed down easterly side of property line. Plan shows approximately building sizes but usually shown bigger. Lots have been graded out and a septic system has been designed for each lot. The orange area is the purposed drainage system which run down center collected by catch basins flows into man holes then into an infiltration basin. The basins have no outlet other than emergency overflow. The site will have underground electrical run between side walk and roadway. All houses will be serviced for fire treatment with fire hydrant currently there and they will install another. Blue dots are wells on the lot 50' from septic. Taylor states there is a 25' buffer from Cook property. Sorenson inquires what is happening with the Boxford land. Taylor states to be ANRed off.

Sorenson states on the backside of the property the original plan was to give the land to Groveland. Sorenson states that cleaning up the side of the lot will take care of 3035. Sorenson states a lot of waivers were given on the original Esty Way sub division because that land was to be given to Town of Groveland, curbing being one and sidewalks. Sorenson states you have a reinstition of those requirements throughout the entire sub division. Lisa states that Esty Way doesn't have any restrictions regarding this property. Lisa asks for documentations. O'Hanley states the PB has determined this is a dead issue nothing was done and nothing was in writing. Lisa states she pulled the sub division decision for Esty Way and the plan. Jean Machisio states her husband wanted to donate the land to the Essex Greenbelt but no one ever followed through. Jean states Sorenson is

trying to prevent this land being built on. Brenda Legacy from Omega Rd. states it is not Tony's property it is Mildred Esty and she passed away and she is the Trustee. Lisa states they have already addressed this issue during the preliminary process. PB moves from conversation.

Taylor states with the drainage they needed to address a few items one being infiltration and also clean the water. For State regulations you are required to remove 80% of total suspended solids. The sub catch basin are removing 85% exceeding the standard. Taylor states they are creating over 2,600 cubic ft. due to the basin. Taylor states they have addressed the headlights into the house.

Taylor states they are requesting waivers, a lot are minor in nature. Requesting waiver from Section 3.3.2 that requires all sheets be 1" = 40'. Reason for this is to be able to fit the entire plan. 3.3.2.2 and that the title block be on the right hand side of plan. Typical to his company they have it at the bottom. Waiver for section 3.4.18 requirements to show all trees on property that exceed 12" in diameter at a 4' height. Given that the entire property is wooded that would take a very long time. Taylor states they will do site walk with PB and flag trees. Waiver section 3.4.2.22 asking strict compliance with traffic memorandum. Taylor state they have basic traffic memorandum very insignificant amount of traffic. Waiver from 4.3.11.5 asked for waiver for cobble stones existing cul-de-sac 22' wide requirement to be installed they have asked because they want to put the road up as a public way. Waiver for section 4.3.10.4 / 4.3.8.7 requirement for level landing area. Taylor states level area for 2% for first 25' after it is 2.5% they exceed by a ½ %. This will reduce the cut into the slope of the property. Waiver for section 4.3.8.9 right of way rounding requirement of 25' from the intersection of the property line. This refers to property line not the pavement. Waiver 4.3.11.11 from cul-de-sac length is 750' maximum they are proposing 745'. Waiver 4.3.9 allows the PB to not require side walk on both side of the street. Only place they do not want side walk is parcel A the limited no cut zone. Taylor states he has addressed most issues. Opens floor to questions.

O'Hanley asks on the detention pond the emergency spill way the elevations drop 6' down what is below, wetlands? Taylor states yes. Sorenson asks the cul-de-sac waiver with the cobble stone he asks Arakelian if he is still okay with the landscape plan instead. Arakelian states pavement 22' Arakelian states it should be 24'. Taylor states granite curbing everywhere. Taylor reviews sidewalk location with PB from plan. PB and Taylor discuss scaling of plan. Freer states no more questions from the board.

O'Hanley motions to appoint GZA as the engineer for the peer review, seconded by Arakelian. All members are in favor. Vote is unanimous.

Peter Williams of GZA has no comments at this time.

William Cook from 10 Esty Way states he had some questions originally so he typed them up for the PB. William Cook gives the list to the PB. Cook states a lot has been happening with this property over time he talks about site easement on lot 11 the roadway was supposed to go in

differently. Cook has copies from Omega Way to Esty Way. He states one deed shows a site distance easement when they built Esty Way. Cook states his biggest concern is his well. Sorenson asks how deep well is? Cook isn't sure. Cook states 15 acres of land being stripped down is going to affect his house. Cook is curious about rodent control. His other concern is the blasting at the edge. Cook states lot 11 where they broke down the lots there is a piece of land that they reference in book 270 lot plan 91 parcel A2 and this was put right on the plan not be considered a building lot. Cook states there are numerous changes over the years on this property over the years. Sorenson asks Lisa about the well protection. Lisa states she doesn't have an answer for that, she will find out the answer. Sorenson asks how far down will they go down, stated 500'. O'Hanley states prior to blasting they will come out and take pictures of houses. Cook wants to confirm the buffer zone. Taylor explains buffer zone and states that will be evaluated at the end with a site walk. Sorenson question the easement and the existing structure now being incorporated into a new lot 8. Cook asks about buffer at the back of his lot. Taylor states not yet but they can talk about it.

Jose Escobar from 7 Esty asks a question regarding the angle of road and where the lights are going to come out. Jose states the angle of the houses on the plan. Jose asks when the work is being done will the angle be confirmed to be accurate. Taylor states he can submit it to Peter to double check. Taylor states they will do a site walk and stake out the road. Jose's major concerns are headlights. Jose asks what the rule with the angle of the road is. Taylor states the road can be 90 degrees perpendicular down to 70 degrees, can't go past 70 per the regulation. Kelly Escobar expresses concern because she has small children. Taylor states given the topography this is the safest location for the road.

Taylor and PB discuss moving the road away from the Escobar's driveway. Taylor states as an engineer he wouldn't do it. Lisa states she would like the PB to discuss it and do a site walk. Arakelian states they discussed this at the preliminary. Jose states another issue with the road is in the winter the bus doesn't go down the road. Sorenson states if they can do anything to prevent cars in their driveway by shifting the road, guard rails or trees they should absolutely look into it as an option. O'Hanley states to submit any concerns in writing to the PB so they have it for the record.

Abutter asks if they will be notified about site walk. PB, Taylor and Lisa are deciding tonight the date.

Site Walk 9/26/2015 @ 1pm.

O'Hanley motions to continue Off Esty Way meeting until October 20, 2015 @ 7:45pm, seconded by Arakelian. All members are in favor. Vote is unanimous.

Chesterton:

Editorial changes by the PB to the memorandum still needed to protect the Town.

Kravchuk:

No Show. Reschedule for Oct. 6th

Skip Sheehan:

No Show. Reschedule for Oct. 6th

Fairways:

Lisa states what is being requested from the PB is that the letter of credit be reduced. Lisa states they would like it reduced to \$3,500.00. Lisa knows there was an outstanding issue on lot 6 and Eric Held has agreed to the proposed plan and attached to the package is an email dated Sept. 9th from Eric Held that states To All. I approved Millennium project M102313 dated Aug. 4, 2015. Lisa hands the plan to the PB for them to review.

Justin and Sarah Farinato give the PB an estimated cost they received for lot 2 for new loam and reseeded was \$2,900.00.

O'Hanley states the \$36,000,00 that they are holding should be plenty to cover all the issues.

Abutter states that the builder has agreed to do nothing to their property. Lisa states that this has become a private legal matter for the owners of lot 2 and the builder. The owners have retained council.

Sorenson and PB discuss if there is enough money being held for walls, drainage issues and other miscellaneous items.

O'Hanley motions to reduce the lteer of credit of \$141,827.00 by \$101,000.00 to a remaining balance of \$40,827.00, seconded by Freer. All members are in favor. Vote is unanimous.

Invoice from Bob O'Hanley:

Freer motions to accept a bill from Bob O'Hanley RPC \$640.00 on Fairways, seconded by Sorenson. All members are in favor. Vote is unanimous.

Petroska:

O'Hanley motions to accept parcels A&B for plan of land Petroska, seconded by Sorenson. All members are in favor. Vote is unanimous.

Next Meetings:

October 6, 2015

October 20, 2015

Adjournment:

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