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**Town of Groveland
Planning Board
Meeting Minutes**

TOWN OF GROVELAND
2016 FEB -3 AM 9:37
TOWN CLERK
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Date: January 19, 2016

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

Members Absent:

Others Present: Rob Ahern, Jack Sullivan, Ken Knight, Steve Duhulu, Craig Weaver, Kathy Weaver

Minutes Secretary: Amy Bedard (by notes)

O'Hanley motions to open the Planning Board Meeting of January 19, 2016 @ 7:40pm, seconded by Arakelian. All members are in favor. Vote is unanimous. Meeting opens.

Planning Board Business/Updates:

Esty Way:

Freer states the PB received a letter from Blatman Bobrowski & Meade, the Attorneys for Esty Way Trust. The letter is requesting a continuance of the hearing.

O'Hanley motions to continue the hearing with date once Walter Sorenson arrives, seconded by Arakelian. All members are in favor. Vote is unanimous.

ANR / 342 Center St:

O'Hanley states Kenneth Knight is before the PB with an ANR for 342 Center St. Ken hands the lot plan to the PB. O'Hanley reviews the plan and the abutter location. Freer states all 3 lots are over 1 acre and all 3 have 150' frontage. Ken states private ^{WELL AND} ~~and well~~ private septic system. O'Hanley states he spoke with his health agent and everything is fine on that end. O'Hanley states test have already been completed. Freer states all three are conforming lots.

O'Hanley motions to sign off on all 3 lots, seconded by Arakelian. All members are in favor. Vote is unanimous.

O'Hanley states to Ken when plan is recorded to bring back six copies. O'Hanley states Ken needs the Form A form completed. Ken states he hasn't completed that. Freer states they will get him a copy and/or it is in the back of the sub division rule book.

Sorenson and Ken review the plan and discuss the barn that is no longer there.

Sorenson states the plan needs to show adequate access and a driveway.

O'Hanley motions to sign Form A out of meeting, seconded by Sorenson. All members are in favor. Vote is unanimous.

40 Wood Street:

Jack Sullivan owner of Sullivan Engineering Group is before the PB regarding 40 Wood St. Jack states he was unable to print plan on extra-large paper but did print plan on 11x14 paper. Jack states it is a conservation sub division CSD design. Jack states it is 18 ½ acres, they had the wet lands flagged and filed an Nrad with the Conservation Department and they issued order resources area and agree with flagging, they have done soil testing with the Board of Health and still need to do perk tests. Jack states they have a proof plan with four lots 1 and 2 would support a single family home with 150' of frontage 30,000 sq. ft. land area. The other 2 lots will be 2 family lots with 200' of road frontage and over 40,000 sq. ft. land area. Jack states they should be able to have 6 units. Jack states utilize the Conservation Sub division use teardrop driveway. Jack states 16 ½ acres are let open space. The abutter is on a well, there is no town water but Rob is looking to extend town water. Freer states he absolutely would like to see town water.

O'Hanley states they do not approve common septic systems in the Town of Groveland. PB and Jack discuss sub division options and discussion of utility through wetland. Jack states he wants to preserve the natural site features but if they need to go convention sub division lot they are open to that. Sorenson states CSD is great, but do a conventional subdivision and pull it back to 3 bigger lots with septic in and spread it out. Jack states they will review regroup and come back in to the PB.

Homestead Lane:

Freer states the PB is going to meet with the abutters again. Abutters states that they are still concerned about the run off and that these concerns were there prior to the project and now they are very concerned. Freer states the PB has been up there every time it rains and the water is going into the detention basins. Abutter states he isn't talking about road but their actual properties. O'Hanley states he has been to the back of the house on abutter's property line. O'Hanley requests abutter express/state exactly what his concerns are. Abutter states the grading starts at King St. and is downhill slope to Cannon Hill Ave. Same concerns during walk through. Water follows gravity and there is no place for the rain except their property. O'Hanley states weren't they involved in the order of conditions and the second memorandum and he worked with Taylor on that. Abutter states he didn't work with Taylor at all. O'Hanley discusses the conditions made during walk through of his property the sloping of the land feeding downward to where the brook and berm is. O'Hanley states the entire field sloped to Francis Ave and now 70% of that goes into catch basins and into the land. O'Hanley states the land has been improved and none of the water was on the abutter's 30' buffer zone and they will make sure that it doesn't. O'Hanley states everything was approved and the houses will be built and they will stay on top of it. The abutter states also the roof run off and O'Hanley states they will keep up on all issues/concerns. Sorenson states there are hay bails up and everything will kick right. Sorenson states they will be out there during rain storms and if anything needs to be corrected they will make sure that happens, Abutter states he would like to be out there for the walks. Sorenson states absolutely because that is when you find out and see if water is not draining property. Abutter states the brook is now handling more water and that is is flowing faster now to take out the water. Freer states that water is not coming from Homestead that is from other locations. Freer states he also thinks Cannon Hill has springs on it. O'Hanley states basins will work and be maintained. O'Hanley states PB is there to protect land owners and also the builders. PB discusses the septic system issues in Groveland and that they are running into issues. Sorenson states spring run off will be another time to keep an eye out and make sure that all is okay. Sorenson states the group working in this sub division is top quality and they will make sure the job is done right.

Next Meeting:

February 2, 2016

February 16, 2016

Transfer Money:

PB discusses transferring money from expenses to consultants to pay for typing of meeting minutes.

O'Hanley motions to transfer money, seconded by Sorenson. All members are in favor. Vote is unanimous.

Adjournment:

O'Hanley motions to adjourn at 8:55 pm, seconded by Freer. All members are in favor. Vote is unanimous. Meeting is adjourned.