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**Town of Groveland
Planning Board
Meeting Minutes**

TOWN OF GROVELAND

2016 NOV 16 PM 1:57

TOWN CLERK
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Date: October 4, 2016

Members Present: Jim Freer, Bob Arakelian, Debbie Webster

Members Absent: Walter Sorenson

Others Present: Adam Costa, Jay Ogden, Jim Billis

Minutes Secretary: Amy Bedard (by Tape & Notes)

Webster motions to open the Planning Board Meeting of Oct. 4, 2016 @ 7:30pm, seconded by Arakelian. All members are in favor. Vote is unanimous. Meeting opens.

Planning Board Business/Updates:

PB Bills:

Freer states the PB has two bills from GZA for engineering fees.

- 1) \$255.00 for Groveland Fairways
- 2) \$970.00 for Estys Way

Webster motions to approve bills, seconded by Arakelian. All members are in favor. Vote is unanimous.

Planning Board Meeting Minutes to Approve:

Webster motions to approve PB Meeting minutes typed for 9/6/16, seconded by Arakelian. All members are in favor. Vote is unanimous.

Groveland Fairways Road:

Freer states scheduled for road acceptance but there are not enough to vote. Adam states that he has a letter in the work for a complete release of funding.

Estys' Way:

Adam is before the PB with a couple items for Estys Way. The first item Sorenson requested regarding the final mylar not showing the easement for the neighbor. Adam states the mylar now shows the Cook property showing the easement for Cooks on Parcel A. Adam states if the mylar it acceptable he wants to put the mylar on record at the Registry of Deeds.

Webster motions to approve new plan showing easement, seconded by Arakelian. All members are in favor. Vote is unanimous.

Adam states the second item it that they have prepared a release. Adams states they signed a covenant for all lots. Adam states they would like to release using form G and based upon the documents he has a dollar amount \$318,756.00. Adam states they have a letter of credit and would like to substitute the covenant and provide a letter of credit. Webster states the purpose of this is that they can move forward and sell the lots. Adam states the covenant is on every lot. They need an individual lot letter of credit that is not an incumbent on the land but never the less a protection in case the builder goes out of business or leaves the project.

Webster motions to release the covenant and accept the letter of credit \$318,756.00 from Newburyport Five Cent Saving Bank, seconded by Arakelian. All members are in favor. Vote is unanimous.

352 Center St. ANR

Jay Ogden is before the PB for an ANR approval 352 Center St. Debbie Webster states she is filling in on PB helping but there are some of the properties were owned by her in laws. Freer states there are 2 ANR lots using some property from an abutter.

Webster motions to approve ANR plan for 352 Center St. ANR approval, 354' frontage, total area 83,807 sq., seconded by Arakelian. All members are in favor. Vote is unanimous.

Salem Street:

726 New Lot B – ANR approval Frontage 150.35' frontage. 33,186.00 sq. ft.

728 Existing Lot 179.39' frontage, 33,186.00 sq. ft.

730 Existing Lot (Existing Chapel) mentioned but needs ZBA variance.

Webster explains that the property is located on Salem St. just passed the Washington St. intersection. The property is an oversized lot where the rectory sat which is now being sub divided into 2 ANR lots, one existing and one new single family home.

Webster motions to approve ANR for 726 & 728 Salem St, seconded by Arakelian. All members are in favor. Vote is unanimous.

157 Main St.

Jim Billis is before the PB for a new 7 lot sub division, Billis Way.

Webster motions to accept preliminary sub division signed Form B, seconded by Arakelian. All members are in favor. Vote is unanimous.

PB received a check for \$4,000.00.

Freer requested that some PB members be able to miss the meeting but review PB meeting minutes to keep abreast.

Billis picked GZA as the reviewing engineer.

PB Member to MVPC:

Webster motions a memo to the BOS for alternate memo to MVPC, seconded by Freer. All member are in favor. Vote is unanimous.

Sunset Circle:

Discussion of the need for \$5,000.00 from Wallace Capital for inspections by Cammett Engineering.

Revolving Fund or Budget Increase:

Need to get funds for next year to support Town Planner.

Upcoming Meetings:

October 25, 2016

November 15, 2016

November 22, 2016

Adjournment:

Webster motions to adjourn at 9:30pm, seconded by Sorenson. All members are in favor. Vote is unanimous. Meeting is adjourned.