

TOWN OF GROVELAND

2016 DEC -8 AM 11: 23

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**Town of Groveland  
Planning Board  
Meeting Minutes**

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**Date:** November 15, 2016

**Members Present:** Jim Freer, Bob Arakelian, Debbie Webster, Jon Perkins, Lisa Chandler

**Members Absent:** Wally Sorenson

**Others Present:** Tim Billis, Adam Costa, Fadi Issa, Halim Chabak,,Dena Dehulu,Mike Dempsey,  
Bob Guptil, Sandy Carlson

**Minutes Secretary:** Amy Bedard (by DVD & Notes)

Webster motions to open the Planning Board Meeting of November 15, 2016 @ 7:32pm,  
seconded by Perkins. All members are in favor. Vote is unanimous. Meeting opens.

**Planning Board Business/Updates:**

**PB Sign Offs:**

No Sign offs

**PB Meeting Minutes:**

Perkins motions to approve PB minutes dated 10/4/2016 & 10/25/2016 seconded by Chandler.  
All members are in favor. Vote is unanimous.

**PB Bills:**

Chandler motions to approve PB invoice from Amy Bedard for \$150.00 & \$75.00, seconded by Perkins. All members are in favor vote is unanimous.

**Groveland Fairways Dr. / Road Acceptance:**

Freer states Groveland Fairways is before the PB for Road acceptance and reduction of fees. Adam states they were before the PB last month and the covenant was reduced to \$33,827.00. Adam states they have a street acceptance plan, an as built plan and a further reduction of fees. Adam states there is still \$33,827.00. Freer states they will hold \$20,000.00 for a year.

Webster motions to reduce the holding \$13,827.00, seconded by Perkins, All members are in favor. Vote is unanimous.

Webster motions to accept the street acceptance as presented for Fairway Dr., seconded by Chandler. All members are in favor. Vote is unanimous.

Webster motions to approve the as built plan as reviewed by GZA for the Fairway Dr. subdivision, seconded by Perkins. All members are in favor. Vote is unanimous.

**Billis Way Sub-division / Preliminary:**

Adam states he was before the PB on the 25<sup>th</sup> of October at which point they made their submittal and scheduled the public hearing to begin tonight. Adam states he provided a bit of an over view. Adam states he provided a cover letter from his partner Lisa Mead, a list a various waivers, they need 3 substantive waivers and they may need some procedural waivers. Adam states they received the letter from Peter Williams from GZA. Adam states the letter contains 26 comments. Adams states there were 3 other submittals made with the application package. One was a letter from Bill Holt providing further overview of the project and any other requirement. And a preliminary environmental assessment Section 3.3.2.17 schedule A. And Section 3.3.2.20 a preliminary traffic assessment memorandum. Adam opens the floor to Bill to give more specifics of the project.

William Holt addresses the PB stating he is the surveying and engineer on the project. Holt states the project is 11.6 acres. Holt shows on the plan where the property sits, next to Riverview Cemetary, Main St. & Cranton Ave. Holt states it will be a 7 lot sub division residential. Each of the 7 lots will have an excess of 150' frontage and 30,000 sq. ft. The roadway is 824' long requesting a waiver for that. Town sewer and Town water for all lots. The first four lots are in the field area but they are not set and can be relocated. The plan shows a cul-de-sac. Holt states

there are some wetlands on the site. Holt shows retention pond and again states these are preliminary plans not final. Holt states side walk one side only.

Freer asks if two front lots will need an ANR Holt states yet.

Freer states there are 26 items that GZA wants to be addressed. Freer states there are also 6 items that the Town of Groveland Water and Sewer want to work on.

Freer asks if the PB has any other questions at this time. Webster states this is the first she has seen ... Perkins questions the house that is set way back and the cemetery. Perkins feels it looks like a very close area.

Holt states he sent out notifications to all abutters. Freer asks for the green cards.

Chandler questions retention pond in the back.

Freer opens up discussion to the abutters...

Freer states they need to set a date for site walk.

Discussions at plan from abutters and round table discussions from PB at table.

Bob Guptil from the Cemetery Commission states they have some serious concerns which they will put in writing.

1. Concern is Parcel A where you are proposing service road into cemetery which will go into cemetery lots. Bob states they just completed a 3 year study of the cemetery and they gave them quite a comprehensive review. The number one problem is that the cemetery is washing away. The biggest problem is the drainage. They are very pleased there will be a retention pond being put onto the property. Bob would like to sit and review together.
2. Concerns for headstones, landscaping and fencing with the road be proposed.
3. Bob would like to have a separate meeting with the Developer.

Freer states date for site walk December 3, 2016 9am.

Sandy Carlson 149 Main St. states her concern is will there be any negative affect to her house because she is an abutter. Sandy states her other property 151 also has a concern because the plan in the office said 9 houses. Freer states there are 9 houses, one existing and one ANR and then the 7 new houses. Webster states there is one home that is on the lot existing which they are not sure if they will stay or not. Then an other lot on Main St. will be another house which there are part of the sub division with the 7 new lots under the sub division control. Sandy also has concerns of drainage. Webster states GZA will work that through as things progress.

Abutton asks about town sewer and if they are on septic can they tap into that from Cranton Ave. The answer is no.

Question as to how you know what acreage you need to build. Webster states this sits in RB which it 150' frontage and 30,000 sq. ft. of land. Webster states there are 3 residential zones in town. RA, RB & RC.

Webster motions to accept waiver 3.11.5 cul-de-sac no cobblestone, seconded by Chandler. All members are in favor. Vote is unanimous.

Webster motions to accept waiver 4.3.3 Sidewalks one side only, seconded by Perkins. All members are in favor. Vote is unanimous.

Webster motions to accept waiver 4.3.7.1 max length of road 750' waived to permit 824', seconded by Perkins. All members are in favor. Vote is unanimous.

Freer motions to continue the Preliminary Heading to 12/6/2016, seconded by Webster. All members are in favor. Vote is unanimous.

#### **Groveland Auto / Site Plan Review:**

Hal it before the PB as the engineer for the project 929-931 Salem St. Hal states they are before the PB for a site plan review. Hal states there is currently an 1,800 sq. ft. building on the site that it being used for auto body and repair. The site is about 3.77 acres the southern portion is about 0.3 acres. There are wetlands to the north and west. Hal states they applied for Conservation and they did approve the line.

Hal states approximately 1.3 acres of the site falls within the 100' buffer and is already disturbed and covered with gravel. There is no storm water drain on site. There is a water service to the site. Hal states the owner would like to demolish the existing garage and existing dwelling. They would like to construct a 7,500 sq. ft. building which will be a convenience store about 2,750 sq. ft. and a 5 bay repair garage and a 2 bay auto body. There will also be 4 pumps and 2 gasoline fuel storage tanks on site.

Hal states between the 50' and 100' buffer there is some paved area. Hal states they will go through Conservation to work through this and get DEP approval.

Hal discusses all runoff will be collected. Hal states there is an on-site leaching field. Hal states there is also a proposed spraying booth indoors which will comply with all building codes.

Hal presents a rendering of what the site will look like when complete. Hal states that this is his first meeting with the PB but he has meet with the other boards.

Webster asks if they have sent a butter notification. Hal states yes, and provides the PB with the cards.

Webster questions them getting halfway down the road and hitting a road block and she would rather them find it now.

Freer & Arakelian discuss how to make one meeting for Aquifer and PB.

Webster asks Mike Dempsey if anything jumps out. Mike states not currently. Hal states he knows they need to meet all storm water management and they are treating this site as a new site. Webster states she thinks it is an aggressive plan for the site but size wise. The parking, the repair bays and gas station.

Joe D'Amore from Cherry Tree Lane states he feels the town needs this type of development. Joe also speaks highly about the applicant. A town member, fire fighter and a tax payer. Joe states have a joint meeting PB, ZB and Board of Appeals. Webster states she disagrees about a joint meeting. Webster states she feels they just need to get through the hurdle of can it or can't it be done. Freer states the project is in much better shape than in the beginning.

Larry Kelley the direct abutter from across the street states they are just at the PB for site plan review. Larry references Cumberland Farms in Amesbury and states that Fadi will run a first class business and that he supports the project.

Webster states goal for 20<sup>th</sup> have more information from engineer. Then the following meeting maybe try for a joint meeting.

Freer motions to continue hearing to 12/20/2016, seconded by Arakelian. All members are in favor. Vote is unanimous.

**Gary Caruso – 194 Main St.**

Not present.

**Deena Dehullu - Wood St.:**

Deena Dehullu is before the PB with a 4 home conceptual plan on the end of Wood St. 20 acre parcel approximately. Deena states it is RB zoning has 310' of roadway. Deena reviews the plan with the PB. Deena states water service will be brought to site. Deena questions the length of road, they are proposing 310' but it is a cul-de-sac off a cul-de-sac. Arakelian states Wood St. is a very old street and a dead end off of a dead end. Arakelian states Nichols Way is an emergency

road. Deena states country drainage. Arakelian states they could do waivers and keep it a public way.

**Anrad:**

Mike Dempsey suggests telling all future developers to file an anrad with the Con. Comm.

**Sunset Circle:**

Arakelian states he was out at the site recently and Wallace agrees to clean up site.

**Site Plan Review:**

Freer states Bob O'Hanley came up with a site plan review that was several pages long but he would prefer a two pager. Freer asks the PB if anyone comes across something to bring it in to review.

**Town Planner/Fees:**

Freer states he wants to find out how much the PB brings in. Freer states the PB has a budget about \$4,000.00 for contracted services and year and year they usually don't dent that amount but last year for Zoning Bylaw most got used. Freer states maybe pickup someone for 20 hours a week. Webster stated they did budget for a Town Planner.

**Sub Division Rule & Regulation:**

Webster states what the state wants is for people to not have to come into the town hall to get info. They prefer all info to be on the web site.

**Miscellaneous:**

Perkins asks why the meeting start at 7:30 if they go 3 hours. Freer states typically the meetings are only an hour. Webster states she is okay with stating earlier. Arakelian agrees. Next meeting to start at 7pm.

**Next Meeting:**

December 6, 2016

December 20, 2016

**Adjournment:**

Webster motions to adjourn at 10:10pm, seconded by Perkins. All members are in favor. Vote is unanimous. Meeting is adjourned.

P.B.

11-15-16

# Attendance Sheet

Name	Address
James Belgeon	16 Cranston Ave
Brian Murray	Millennium Eng.
Adam Costa	BBM/T
Jim Piller	
William Holt	83 W. MAIN ST MERRIMAC
Bob Guptill	9 Fairview Circle, Grov.
Michael Dempsey	33 Uptack Rd Groveland
John Seal	33 Sunward
Ron Miller	179 MAIN ST
SHAWN WERNER	12 CRANTON AVE.
SHEREE WERNER BERESHUY	12 CRANTON AVE
Michael SYDLO	20 CRANTON AVE
Sandy Carleton	149 Main St.
Debra Stewart	9 Rollins St.
Joe D'Amore	9 CHERRY TREE LANE
Joe Fort	162 MAIN ST
Hinda Fanuli	162 MAIN ST.
NICK TOLKAS	9 CRANTON AVE
Carol Tolkas	9 Cranston Ave
Pat Powell	17 Cranston Ave
Eric Powell	" " "
Lyn Stanton	10 Cranston Ave
Steve Statu	10 Cranston Ave ;