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**Town of Groveland
Planning Board
Meeting Minutes**

TOWN OF GROVELAND
2016 MAR 16 PM 3: 03
TOWN CLERK
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Date: February 2, 2016

Members Present: Bob O'Hanley, Bob Arakelian, Jim Freer

Members Absent: Walter Sorenson

Others Present: Michael Crowe, Bill & Nancy Cook, Brian Murray, Adam

Minutes Secretary: Amy Bedard (by notes)

O'Hanley motions to open the Planning Board Meeting of February 2, 2016 @ 7:38pm, seconded by Arakelian. All members are in favor. Vote is unanimous. Meeting opens.

Planning Board Business/Updates:

Pecker Lane:

Michael Crow is before the PB looking to obtain sign offs to construct two houses on #10 and #11 Pecker Lane.

O'Hanley motions to sign off on #10 & #11 Pecker Lane, seconded by Arakelian. All members are in favor. Vote is unanimous.

Miscellaneous discussions of Town Planner ...

Esty Way Continued Hearing:

O'Hanley motions to open the Continued Hearing for Esty Way, seconded by Arakelian. All members are in favor. Vote it unanimous.

Brian Murray from Millennium engineering introduces himself to the PB. Brian states they were last before the PB a few weeks ago and were scheduled to be there Jan. 19th but asked for a continuance.

Adam states they have been working with the Natural Heritage and Endangered Species Program to address a few concerns regarding a portion of the site. Brian states there were minor plan modifications so the plan has been updated accordingly. Brian submitted the advised plan to Peter Williams late last week. Adam is going to allow Peter to give an update on his review. Adam this is a letter dated Jan. 29th summarized changes and response letter from Peter dated Jan. 31st and also the PB has received a letter from the Fire Chief.

Brian Murray states he has revised/final plans based on Peter's review from January 29th. Brian states he will review the changes on the plan. Brian states the changes are due to Natural Heritage and Endangered Species program. Brian states the changes all occur on the back portion of the site essentially Lot #5 & 6. Brian states they adjusted the property lines for lot 5 & 6. Brian states they also revised some property lines of the abutting lots to maintain area on the lots. Brian states they need to create a migration corridor for endangered turtle out there. The Natural Heritage and Endangered Species has requested they limit development on the back portion to allow the turtles to go back through undeveloped land. Brian states they also had to change proposed septic on lot 5 & 6. Brian states that is a majority of the changes in that area. Brian states roadway stays the same, drainage stays the same with the expectation of an adjustment on the retention basin. Brian shows the easement area on the plan. Brian states there will be a restriction plan on file with the Registry of Deeds per Natural Heritage. O'Hanley asks will they be putting up granite posting with markers. Brian states yes there will be markers noting the area is subject to restriction.

Peter Williams of GZA addresses the PB. He states he did review the plans and there are no real major changes to the roadway plan just the rear septic system and drainage and lot line to accommodate the easement. Peter states he noticed they left off the access gate for the detention basin and get the proper soil and remove any sandy or unsuitable soil. Peter states his only question is will they provide a copy of the final easement once complete. Brian states yes they will provide that to the PB once finalized and approved. O'Hanley states make sure that everyone they sell to must know about the easement and the no cut zones. Brian states it is included with the purchase and sale. Freer states the PB too wants it in the deed and the PB wants a copy of the deed.

Peter asks can they move forward with the construction and just stay out of the Natural Heritage Area? Adam states they need a Storm Water permit and they need to approve the easement and have is recorded.

O'Hanley asks when they start what is build out time. Adam states 60 day to get binder on. O'Hanley asks about completion, Adam states 18-30 months.

Brian states he spoke with Peter regarding the waiver request and as they incorporated the waivers into the decision he realized the one waiver reference MA State plan coordinate data, Taylor explained that the requirement that NAD83 be used but the coordinate systems used was different. Brian states he reviewed the waivers and couldn't find anything to reference this? Taylor thoughts maybe it was a carryover from another town and that has been deleted from the waiver request. Brian stated he also corrected the some typos on the waivers which have been corrected.

O'Hanley motions to accept the final decision dated 2/2/16, seconded by Arakelian. All members are in favor. Vote is unanimous.

William Cook asks the PB where they are in the process. William states he is still working with Mr. Hazelton that he and Cook are still working on a buffer zone and they are still not in agreement. Mr. Hazelton states he gave Cook the 20' he was looking for.

Hazelton states they will do an easement and lot line change and then record that which will be a private agreement between Mr. Cook and Esty Realty Trust.

Adam states he noticed a couple blanks in decision. Insurance and date for previously approved sub division plan and the other condition on page 2 #8 the insurance. O'Hanley states he emailed regarding bond to him for 2 million aggregate.

Freer states he will look through minutes for date and call him.

Cook states again he wants to discuss his issue. Cook states they don't have an agreement signed yet and they are working together and will come up with an agreement. Cook states his concerns are the no cut zone or limited cut zone. Cook states he wants a no disturb zone and he wants to keep the mature trees. Cook asks if this doesn't go the way he thinks it should how many days does he have to appeal. O'Hanley states 21 days. Mr. Hazeltine states he is doing his best and trying to work on this issue and get a draft to Mr. Cook that he will be happy with. Freer states when complete and signed, the PB wants a copy of the agreement.

Arakelian motions to close hearing, seconded by O'Hanley. All members are in favor. Vote is unanimous.

PB Meeting Minutes Approved:

O'Hanley motions to approved PB Meeting Minutes typed for January 19, 2016 and January 12, 2016, seconded by Arakelian. All members are in favor. Vote is unanimous.

Knight – Center St:

New mylars will be coming out at a later date.

Missing MOD's:

Esty Park and Sunset Circle.

Adjournment:

O'Hanley motions to adjourn meeting at 9:30pm, seconded by Arakelian. All members are in favor. Vote is unanimous. Meeting is adjourned..