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**Town of Groveland
Planning Board
Meeting Minutes**

TOWN OF GROVELAND

2016 JUN -8 AM 10: 22

TOWN CLERK
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Date: May 17, 2016

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

Members Absent:

Others Present: Eric Held, Dina Dehulu, Woody Cammett

Minutes Secretary: Amy Bedard (by DVD & notes)

Arakelian motions to open the Planning Board Meeting of May 17, 2016 @ 7:30pm, seconded by O'Hanley. All members are in favor. Vote is unanimous. Meeting opens.

Planning Board Business/Updates:

Homestead Lane / Release Lot 2:

Freer states the PB is in receipt of a letter from Dehulu Homes regarding lot #2 Homestead Lane stating it will be hydro-seeded on 5/18/2016.

O'Hanley motions to release lot #2 to be sold, seconded by Arakelian. All members are in favor. Vote is unanimous. All members are in favor.

Petroska Sub Division / 7 Star Rd.:

Freer states the PB will be talking about the Petroska Sub Division off 7 Star Rd. Freer states Woody Cammett from Cammett engineering will discuss the plan. Woody Cammett states the plan is a hybrid from a definitive. Woody states it is a 1 lot sub division on 15 acres. Cammett states you can create a new road way and other option is to ask for an exception to use something

other than the required frontage. Legal frontage is on Center St. Cammett states, Conservation Committee is having a public hearing on June 15. O'Hanley asks if roadway in will slope to one side and add the flow to the wet lands area. Woody states they will direct it down through and also there will be rip rap used to stop erosion. Cammett states this will be a private way and no more lots on the property.

PB has no further questions.

Freer opens questions to the public ...

Abutter 7 Star Rd. states when they first moved here 8 years ago whenever it rains heavy there was a pond at end of the road where the driveway is going. They since fixed the problem but he is concerned with the road going in to make sure the problem doesn't reoccur. Woody reviews plan and shows where they are draining from the road and states that all should be ok.

Abutter Thomas Brien 125 7 Star Rd. states his drinking water is the existing well listed behind the house is the proximity from the well and the leaching field acceptable? Woody states yes 100' is that standard they put in about 125'. Thomas states when the well was tested there was decomposing vegetation in the water and they don't know where it is leaching from and asks will the leaching field intersect with that source. Woody states the ground water isn't moving in that direction and it will not affect it.

Bill Fabre 2 Norah Lane questions side of the driveway closest to Norah Lane 15' elevation change going up to Norah Lane that will not be changing. Woody shows on plan that no it will not be changed.

O'Hanley motions to approve the definitive plan accessor's map 19, lot 23, parcel B Groveland, MA, seconded by Arakelian. All members are in favor. Vote is unanimous.

6 Fairways Drive:

Eric Held of 6 Fairways Dr. was notified of next PB meeting date of June 7, 2017. Eric Held and Haseltine can discuss issues.

194 Main St. / Gary Caruso:

Site plan review to move forward to June 7, 2016 meeting.

Water Sorenson arrives 8:10pm

Groveland Auto Site:

Plan review moved to June 7, 2016 meeting.

Whitestone Village II:

Freer states up next is Salem Five to reduce the \$40,000.00 remaining balance. Sorenson states he spoke with the group and is currently setting up a meeting but the Office Manager was out. Freer states that has more to do with the entrance and there he feels that last six items since 5/24/06 have been met and he sees no issues up there at all. PB questions Woody, O'Hanley states the back section of the houses there was a bowl and the railroad bed they put monitoring wells in during construction and since construction there has never been a problem. Woody states after construction is over they would file a certificate of compliance. Sorenson states wait until next mtg for loose ends regarding as built and push decision to 6/7/16 meeting.

Esty Way / GZA Bill:

Freer states he has a bill from GZA for \$1,355.56 to approve. Freer states there is only \$1,052.00 in. George Hazeltine approved \$2,000.00 and will put it into account.

Sorenson motions to approve the bill, seconded by O'Hanley. All members in favor. Vote is unanimous.

Next Meeting:

June 17, 2016

Adjournment:

Sorenson motions to adjourn at 8:25pm, seconded by O'Hanley. All members are in favor. Vote is unanimous. Meeting is adjourned.