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**Town of Groveland  
Planning Board  
Meeting Minutes**

TOWN OF GROVELAND  
2016 JUN -8 AM 10: 22  
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**Date:** May 3, 2016

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

**Members Absent:** Bob Arakelian

**Others Present:** Eric Held

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

Sorenson motions to open the Planning Board Meeting of May 3, 2016 @ 7:55pm, seconded by O'Hanley. All members are in favor. Vote is unanimous. Meeting opens.

**Planning Board Business/Updates:**

**Approve PB Meeting Minutes:**

Sorenson motions to approve PB Meeting minutes typed for 3/22/16, 4/5/16 and 4/19/16, seconded by O'Hanley. All members are in favor. Vote is unanimous.

**Esty Way:**

Freer states the Esty mylars are not ready.

**Groveland Auto on Salem St:**

Freer states next is for the PB to appoint GZA to do the Site Plan Review for Groveland Auto on Salem St. Freer states that GZA also has an environmental license.

**Petroska Sub-Division:**

Freer states Cammett Engineering will present plan on 5/17/2016.

**6 Fairway Dr.:**

Eric Held is before the PB, he lives at 6 Fairway Dr. He is submitting a request in writing to the PB to withhold \$20,000.00 from the bond that was posted for 6 Fairway Dr. to finish the retaining walls that was on the site plan when they signed the P&S and was on record the date they closed the property. Eric states George didn't file a waiver until a year after and there are also framing code violations. Sam Joslin, the Building Inspector has recognized the issues to be of legitimate concern. O'Hanley states this has to be a legal meeting and George needs to be present. Sorenson states the PB can receive the letter but they cannot discuss anything until they are scheduled to be on the meeting agenda. Eric also requests the PB for a notarized memo for the date George formally requested the waiver to remove the retaining wall and 2<sup>nd</sup> that the retaining wall was shown on lot 6 as a condition for the property and Eric wants copies of approved site plan for Groveland Fairways July 17, 2014 and approved site plan as of May 3, 2016. Eric asks where he can get a copy of site plans. Sorenson states he can get the official copies from the Registry of Deeds in Salem, MA.

**Whitestone Village:**

Salem 5 wants to close bond after 8 years. Sorenson states the only issue he thinks still remains is the traffic going back and forth on the road. The PB discussed making signs bigger and or they lose access.

O'Hanley motions to have Walter Sorenson work to resolve the issue of traffic down the road, seconded by Freer. All members are in favor.

Freer states Whitestone Village wants the town to pick up the trash for free. Sorenson states that wasn't contracted during building.

**Homestead Lane:**

O'Hanley asks if Homestead was coming in. Freer states no. O'Hanley updates the PB, states the 1<sup>st</sup> house is ready on sewer, water and loom is there. O'Hanley states the 2<sup>nd</sup> house is pretty well complete and third house only has weather sack around it. O'Hanley states he wants to see the second retention basin.

**Next Meeting:**

May 17, 2016

**Adjournment:**

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