

TOWN OF GROVELAND

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Town of Groveland

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Planning Board

Meeting Minutes

Date: June 7, 2016

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

Members Absent:

Others Present: Jodi Weeks Diianni, Joe Francis, Lisa Mead, Patty Rogers, Woody Cammett

Minutes Secretary: Amy Bedard (by DVD & Notes)

O'Hanley motions to open the Planning Board Meeting of June 7, 2016 @ 7:34pm, seconded by Arakelian. All members are in favor. Vote is unanimous. Meeting opens.

Planning Board Business/Updates:

Approve PB Meeting Minutes:

O'Hanley motions to approve the PB Meeting minutes for May 3, 2016 & May 17, 2016, seconded by Arakelian. All members are in favor. Vote is unanimous.

Approved Invoice for PB Meeting Minutes Typed:

O'Hanley motions to approve invoice for \$225.00 for Amy Bedard for PB Meeting minutes typed, seconded by Arakelian. All members are in favor. Vote is unanimous.

Petroska Single Lot Sub-Division:

Woody Cammett is before the PB with the original MOD dated 6/2/2016. Cammett states he included all the items requested at the public hearing, including the covenant to remain with property stating no further lots to be created and right of way not to be petitioned to the Town of Groveland to be an accepted street. Cammett states procedure from here is the discussion of the MOD and to vote on the MOD and file with the Town Clerk.

Freer reads list of waivers section 3.4.2.3, section 3.4.2.6, section 3.4.2.7, section 3.4.2.8, section 3.4.2.12, section 3.4.2.14, section 3.4.2.17. Section 3.4.2.18, section 3.4.2.19. Section 3.4.2.20, section 3.4.2.21, section 3.4.2.22, section 3.4.2.24

Freer asks the PB if they have any questions. No questions from the PB.

Freer asks the audience if any abutters have questions.

Joe Francis, abutter reviews the plan with Woody Cammett.

O'Hanley motions to accept the 13 waivers, seconded by Arakelian. All members are in favor. Vote is unanimous.

O'Hanley motions to sign the MOD for 1 lot sub-division for Map 19 Lot 23, seconded by Arakelian. All members are in favor. Vote is unanimous.

194 Main St:

Freer states the PB received an email stating they were not ready and would not be at the meeting tonight.

929-931 Salem St:

Freer states haven't heard from Groveland Auto via email or phone call.

Whitestone Village II:

Freer states there is a performance bond of \$40,000.00 being held since 2008. Freer states all the items and conditions have been met. The only issue is the situation of entering from Georgia St. Sorenson states he talked to Whitestone regarding this and he has a meeting set up to discuss that issue.

O'Hanley motions to release the 40,000.00, seconded by Arakelian. All members are in favor. Vote is unanimous.

Groveland Fairways:

Sorenson states Eric just sent an email to the PB that he was unaware of the meeting and unable to attend the meeting tonight but would like an opportunity to speak. O'Hanley states he is pretty sure he was notified and Freer state the last meeting they notified him that June 7, 2016 was the next meeting. Lisa Mead wants to discuss Groveland Fairways. O'Hanley states Lisa can discuss her issue but nothing with Eric Held. Lisa states the PB received a letter from Peter Williams the peer review who went out on Dec. 29th to review the sub-division and as built plans. Lisa states as of this date everything but a couple items have been addressed. Lisa states there are two items they want to discuss. One being the grass at the entrance and the circle. The developer is hydro seeding entrance and redoing the circle. Lisa states the developer doesn't own the property anymore it is an association and they are to maintain and care for the entrance and cul-de-sac. Lisa states the circle also needs to be addressed. There was a request that the grass be removed so it will not require watering. Lisa states the DPW doesn't want more trees but P.B. okays more trees. Lisa states happy to mulch and put in more bushes. A home owner from the street states they are under the understanding that the homeowners association has taken over the development. Lisa states yes that is correct. Owners are trying to find low maintenance ways to deal with the circle. Lisa states circle of mulch, must have fabric and small strip of grass with more bushes and cut through limbs to see through. Lisa will read the regulations and plan accordingly.

Lisa states she is not sure what Mr. Held wants, his issues are his personal issues. Lisa states the PB last year on Aug. 11, 2015 voted a modification to the plan allowing the removal of the wall and the implementation of the drainage.

O'Hanley states the PB should not discuss if Eric is not present.

Lisa states they will remove the silt fence.

Freer states he wants to bring this issue to an end.

Sorenson questions the lot that needs to be reseeded and the PB is holding \$17,000.00.

Freer states he will send Eric Held an email and if he doesn't show up then the issue needs to be put to rest.

Billis:

O'Hanley states they are not coming.

Patty Rogers / 833 Salem Street:

Patty Rogers questions the PB regarding 833 Salem St. stating it is Commercial Zoned and it goes 30' into the next property line and is it possible to change to Business/ Residential. Freer states it is Industrial Zone. Patty wants to change it because she is unsure what they want to do with the property and having it stay commercial makes it limited as to what can be done with the property. Sorenson states you can petition to change. Freer states it is about getting the higher price. Sorenson states yes it can, it would be a vote at the Town Meeting 2/3 vote. Sorenson states the process can take a year to complete.

Next Meeting:

June 21, 2016

Adjournment:

O'Hanley motions to adjourn at 8:35pm, seconded by Sorenson. All members are in favor. Vote is unanimous. Meeting is adjourned.

P.B. Meeting

6-7-16

Sign in Sheet

Name

Address

Jodi Weeks Dianni

2 Fairway Dr Graveland

Joe Francis

6 More Lane

Pat Rogers

533 Salem St