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**Town of Groveland
Planning Board
Meeting Minutes**

TOWN OF GROVELAND
2016 AUG 10 PM 12:09
TOWN CLERK
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Date: July 19, 2016

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

Members Absent: Walter Sorenson

Others Present: Scott

Minutes Secretary: Amy Bedard (by Tape & Notes)

O'Hanley motions to open the Planning Board Meeting of July 19, 2016 @ 7:41pm, seconded by Arakelian. All members are in favor. Vote is unanimous. Meeting opens.

Planning Board Business/Updates:

Sign Offs:

None

Planning Board Meeting Minutes Invoice:

O'Hanley motions to approve PB Meeting minute typing fees of \$150.00, seconded by Arakelian. All members are in favor. Vote is unanimous.

Planning Board Meeting Minutes:

O'Hanley motions to approve PB Meeting minutes typed for June 7, 2016 and June 21, 2016, seconded by Arakelian. All members are in favor. Vote is unanimous.

Homestead Lane Lot Release:

Freer states lot release for lot 6 Homestead Lane. Freer states the letter from the PB stating that the Groveland Highway will use the easements between lot 5 & 6 in order to maintain the grass between the two retention ponds.

O'Hanley motions to release the lot 6 Homestead Lane, seconded by Arakelian. All members are in favor. Vote is unanimous.

Sunset Circle / Bond Reduction:

O'Hanley motions to reduce the bond by \$200,000.00, seconded by Arakelian. All members are in favor. Vote is unanimous.

O'Hanley states Wallace needs to pay all outstanding bills, such as the water and electric, binder and stabilization from the \$200,000.00.

PB and Scott discuss the project and how lengthy it was. Scott states the bank felt the amount quoted for the bond was extremely high so there was some discussions back and forth regarding this and that is what held up the process a bit.

Freer states you need to bring the road up to the binder, this being the most important thing to the PB at this point.

PB states Denise needs a letter to release \$200,000.00 to Wallace Capital.

194 Main St:

Gary Caruso is before the PB for 194 Main St. Gary states the storm water design is on the plan now. Gary and PB review the plan. Gary shows the PB a rendering with some color.

Gary states on site plan review application he will write up a letter for a 3 unit place for commercial use. O'Hanley states if it isn't applicable just put N/A.

O'Hanley states he needs to choose the engineer.

Gary states they will have wall pack light and one standing light. O'Hanley state Zoning Board covers outside lighting.

Gary states there will be 22 spaces for parking.

Erik Held / 6 Fairway Dr:

Freer states Erik Held did not show up again. Freer states he sent him an email stating he was on the agenda for the PB mtg. Freer states where he has not been showing, the PB is ending these discussions tonight. Freer states the engineers and PB have conclusively shown him all information needed.

Next Meeting:

August 9, 2016

ZBA & BOS Meeting:

July 20, 2016

Adjournment:

O'Hanley motions to adjourn at 8:40pm, seconded by Arakelian. All members are in favor. Vote is unanimous. Meeting is adjourned.