

TOWN OF GROVELAND

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**Town of Groveland
Planning Board
Meeting Minutes**

Date: September 6, 2016

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

Members Absent:

Others Present: Jay Ogden, Scott Green

Minutes Secretary: Amy Bedard (by Tape & Notes)

Sorenson motions to open the Planning Board Meeting of Sept 6, 2016 @ 7:46pm, seconded by Arakelian. All members are in favor. Vote is unanimous. Meeting opens.

Planning Board Business/Updates:

PB Signoffs:

Sorenson motions to sign the plan for the Petroska Sub-Division out of meeting, seconded by Arakelian. All members are in favor. Vote is unanimous.

Planning Board Invoices to Approve:

Sorenson motions to approve PB Meeting minute typing fees from Amy Bedard for \$75.00, seconded by Arakelian. All members are in favor. Vote is unanimous.

Sorenson motions to approve an invoice from Bob O'Hanley dated 8/9/16 for Karl Kravchuk \$1,600.00, seconded by Arakelian. All members are in favor. Vote is unanimous.

Planning Board Meeting Minutes:

Sorenson motions to approve PB Meeting minutes typed for August 9, 2016 seconded by Arakelian. All members are in favor. Vote is unanimous.

Sunset Circle:

Scott Green is before the PB regarding the Driveway off Sunset Circle

Sorenson gives quick update ... States back in 2007 Soucy and his son started this project, they worked with Nancy Anderson. To finance the land they wanted an ANR but the problem was they didn't configure the road hence why it is still off. Sorenson states Wallace was on board when house was being built and then it was foreclosed on, then Scott Green came on the project and took over the sub division.

Driveway: Sorenson states client requested a driveway entrance onto Sunset Circle. Scott states driveway will be set onto western sides of front lot and house is on Salem St. Sorenson states 16' wide going in to 12'.

Sorenson states circle needs changes relative to catch basins and road height.

Arakelian motions to pave the driveway from front lot driveway to lot line, seconded by Sorenson. All members are in favor. Vote is unanimous.

Bond discussions Sorenson states he is okay to keep \$200,000.00 in bond.

Scott reads off items and costs for PB

Sidewalks : \$8,000.00

Curbing: \$25,000.00

Other Curbing: \$9,000.00

Finished Paving: \$12,000.00

Landscaping: \$5,600.00

Vinyl Fence: \$5,100.00

Contingencies: \$6,700.00

Bounds: \$4,000.00

As built: \$6,000.00

Freer states they will release \$139,852.52.

Sorenson motions to release \$139,852.52, seconded by Arakelian. All members are in favor.
Vote is unanimous.

ANR Salem St. / Wood St. / Center St.:

Salem Street: Jay states he it before the planning board regarding the property which is a 30,000 sq. ft. lot. They want cut it in half leaving the existing priest house and building one house. The frontage is 150.35. PB is reviewing the plan. The plan is drawn the way it is recorded at the Registry of Deeds. The accessor's office in the 70's combined the lots. The structure has been there since 1800. Sorenson states the new lot needs to conform. Sorenson states he meets the 30,000 sq. ft. requirements but he needs to meet all requirements. Jay states that minimum lot width from the front of the property line to the rear setback line can be no less than 80% of the frontage for the Zoning district. Sorenson states a brand new lot needs to conform needing a minimum of 120' in the back the rear of the property line. Sorenson states get Holt in the PB to explain it or they need to comply. Sorenson states put on plan parcel not buildable. Sorenson states they have recommended a solution but they cannot sign the plan until it complies. Freer states he doesn't have this on the agenda and shouldn't actually even be discussing the plan. Freer states the other concern is the septic on the property. Freer states there is no sewer.

Wood Street: PB reviews Wood St. property. Jay states he did perks on property for house lots. Discussions of Center St. land being sold to conservation. Jay states the wetlands is roughly 10,000 sq. ft. Sorenson states they need a continuous buildable area. Total is 80,000 sq. ft. Jay states plan was amended stating house didn't have to be put in the circle. Sorenson states the intent of the ZBL is to put anything in it. Sorenson states he owns 45 acres and he could square it off. Jay states he will move circle and clarify the wet lands.

194 Main St:

Gary Caruso did not show.

Homestead Lane:

Tree matter has been resolved.

Groveland Fairways:

Freer states builder agreed to replace missing pins.

Monies owed list:

Freer states list was distributed and he wants members to reviews so they can discuss and deal with is in the future.

3rd Engineer Resume:

Freer hands out resumes for PB members to review and discuss at a later date.

ZBA & PB Meeting:

9/13/2016 @ 7:30pm (Members informed)

Sub-Division Inspection:

Sorenson states present until future assigned engineers will do site inspections.

Adjournment:

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