

TOWN OF GROVELAND

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Town of Groveland

Planning Board

Meeting Minutes

Date: January 24, 2017

Members Present: Jim Freer, Debbie Webster, Jon Perkins, Bob Arakelian, Walter Sorenson

Members Absent: Lisa Chandler

Others Present: Michael Migliori, Peter Williams, Brian, Chris Parentneau, Steve Brown

Minutes Secretary: Amy Bedard (by tape & notes)

Sorenson motions to open the Planning Board Meeting of January 24, 2016 @ 7:05pm, seconded by Perkins. All members are in favor. Vote is unanimous. Meeting opens.

Planning Board Business/Updates:

PB Sign Offs:

No Sign offs

Approve PB Meeting Minutes:

Sorenson motions to approve PB meeting minutes dated December 20, 2016 & January 3, 2017, seconded by Webster. All members are in favor. Vote is unanimous.

194 Main St.:

Freer states PB received a letter to extend site plan review.

Sorenson motions to extend the site plan review process until 2/21/17, seconded by Webster. All members are in favor. Vote is unanimous.

Sorenson motions to open the hearing for 194 Main St., seconded by Webster. All members are in favor. Vote is unanimous.

Michael Migliori, attorney at 18 Essex St. Haverhill, MA introduces himself to the PB representing Gary Caruso for 194 Main St.

Migliori reads the notice published in the Eagle Tribune on two occasions reads ... The Town of Groveland will hold a public hearing at the Town Hall 183 Main St. Groveland, MA on Tues. January 24, 2017 @ 7:00pm to consider a site plan review for Gary Caruso Trustee of 194 Main. St. Commercial development. A copy of the application can be viewed by visiting the Groveland Town Clerk at Town Hall 183 Main St. Groveland, MA 01834.

No objections to the notice.

Migliori states the project engineer had a conflict so Migliori will present.

Migliori states the plan is a modest plan for a commercial retail property at 194 Main. St. The plan is for 3 tenant spaces commercial use. Brian states currently they are just building the shell not currently sure what will go into the space. It could be commercial or office use. The plan shows the landscape plan, parking 23 spaces 2 handicap and signage.

Webster states this hearing is strictly for the building on the project. Once applicants are ready to lease space the abutters will be again informed and then go in front of the Zoning Board. Discussion of outside lighting. Webster states that will all be on the landscape plan. Sorenson states they need to be shoot down lights.

Peter Williams from GZA introduces himself. Peter states he had a number of questions on the plan. The biggest issue is the run off and an increase of water due to the impervious area that will be put in. Freer asks does the site need a retention pond in the rear of the building. Williams states the soil has reasonable retention. Sorenson asks where the water goes in the rear of the site where there is parking both front and back. The majority of the site currently drains to the South.

Freer questions at the actual border of the property will they put in hay bales and silt fences. Williams states not permanently but if it's a real concern they could address that. Freer states he is a firm believer of putting in trees to help absorb the water.

Chris Parenteau an abutter at 18 Benham St states her main concern is the drainage of the water and the swale that has been fixed recently and now works. She does not want to go back to the property flooding.

Arakelian states the swale is in the wetland area and they are not coming close to that. Webster states the entire goal of Storm Water Management is to make sure that nothing changes after the construction for the worse and it can only be an improvement.

Chris questions the elevation of the street and whether or not McClintock St. a paper street will remain a paper street Sorenson states that it will remain the same nothing will change in regards to that and the elevation will remain the same.

Steve Brown, abutter Benham St., questions is it wetlands and will there be special flagging. Webster states that will go through the Conservation and he will be notified.

Brian of Groveland Way questions the structure on the site is it commercial only? He asks can it be mixed use in the future. Webster states that Groveland does allow mixed use. Brian asks can they put apartments upstairs. Webster states they would need to meet all necessary requirements.

PB discusses that all the utilities are on location. Freer states that the back end of town has water but no sewage. Brian also questions the vehicle traffic and what kind of signaling will be put in. Sorenson states a traffic study will dictate that. Arakelian states traffic count on 113 is 11,000 cars and trucks a day.

Steve Brown questions also the drainage and asks does it slow the run off to the swale. Discussions between PB and Steve regarding the drainage. Peter states there could be a trench to allow flow along a longer wider area.

Steve asks about soil test and how can they be accurate now that we are in a drought situation. Peter states the tests will show the highest amount of water the soil can be saturated. Steve asks do the soil tests also test for contamination. Peter states if there was any hazardous materials it is required by law to report it. Sorenson states ComCon will also ask all these questions.

Sorenson motions to accept extension to February 21, 2017 and March 21, 2017, seconded by Chandler. All members are in favor. Vote is unanimous.

Steve Brown questions the maximum height of the building. Freer states 35' not including basement. Measurement is from 1st floor to attic.

Webster motions to continue site plan review to February 21, 2017 @ 7pm, seconded by Perkins. All members are in favor. Vote is unanimous.

181 Rear School St:

PB listened to a message from Frank Franzone the owner of 181 Rear School St. regarding the land clearing. Franzone apologies for the clearing and states he was given a verbal ok and didn't need to get any other approvals. Sorenson states do a site walk with ConCom. Webster states they can't leave the lot as is. Sorenson states let ComCon and Sam figure out a solution. Freer states he will talk to them and setup a date for the walk and talk about how to restore the lot.

Zoning Bylaw:

Freer states that two individuals keep approaching Freer about the Zoning Bylaw. Freer states which he thought they agreed to a couple weeks ago. Freer states issues are regarding in-law apartment and home occupations that the PB would still have a right to do a site plan review and they can waive it if not needed. Freer states he sent back a letter stating he wants site plan review left in there. Freer states they also wanted to put home occupation in industrial. Freer states just get a business permit if needed. Sorenson states they would need a hearing on this. PB members are in agreement that site plan review is a must.

Adjournment:

Webster motions to adjourn at 8:15pm, seconded by Perkins. All members are in favor. Vote is unanimous. Meeting is adjourned.