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**Town of Groveland
Planning Board
Meeting Minutes**

TOWN OF GROVELAND
2017 JAN 26 PM 1:28
TOWN CLERK
RECEIVED/POSTED

Date: January 3, 2017

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

Members Absent: Lisa Chandler, Walter Sorenson

Others Present: Bill Holt, Dena DeHullu, Steve Dehullu

Minutes Secretary: Amy Bedard (by DVD & Notes)

Webster motions to open the Planning Board Meeting of January 3, 2016 @ 7:00pm, 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:

Webster motions to approve PB meeting minutes for December 6, 2016, seconded by Perkins. All members are in favor. Vote is unanimous.

New Site Plan Form Review:

PB discusses new site plan review form. Webster and Freer discuss having PB number on the form forwarded to Freer or Town Planner. Webster states she has made all the changes and added the 14 days in and the Selectman number.

Perkins motions to approve new site plan review form, seconded by Webster. All members are in favor. Vote is unanimous.

Sunset Circle:

PB discusses progress status on Sunset Circle. Freer hands out a sheet of items discussed at the meeting that morning. Freer states present at the meeting was Denise, Road Commissioner, the Building Inspector, Water/Sewer Manager and Manager of Electric Department. Freer states septic system at second lot was ok. Freer states they did not have to soil test because the soil was removed from the site. The hay bales and silt fence are in. Freer states the area has been cleared minus some small piles of rocks. The filling of the third foundation has been completed for the winter and the cutting down of the drains took place so that they can plow. Freer states at the meeting they reviewed these seven items. Freer states Electric Light was ok but Water and Sewer are still owed some money. Freer states what Wallace wants is something stating Dehullu will take care of the second list (being the construction of the two houses and seeding the lots) prior to him selling. Dehullu asks if PB is still holding the \$175,000.00. Arakelian states yes and the PB will hold until completion. Freer states his concern it not only the road but the abutters and the bankment. Webster states she hopes that the steps taken during the meeting and holding the money will insure that there are no issues in the future that the town will have to deal with.

PB Budget Review:

PB discusses budget review. Webster questions that on contracted services it states \$0. Freer explains that Denise and he discussed the typing of the minutes and moved it to expenses. Freer states he gave MVPC an increase of \$100.00.

Webster motions to accept the figures as presented, seconded by Arakelian. All members are in favor. Vote is unanimous.

Perkins abstained.

Dehullu – Wood Street:

Debbie Webster due to conflict leaves the meeting.

Bill Holt is before the PB with a preliminary filing for 2 lot Sub Division. PB reviews plan. Freer states he believes it is \$500.00/per lot and a filing fee of \$500.00.

Bill Holt gives the PB a brief review of the plan. Holt states original was 3 lots they reduced to 2 lots. They will have perks on the property. Holt states plan proposes a 100' of road and there are about 5-6 waivers they are requesting. Holt states no curbing with drainage on side and a pond in the front. Requesting waiver on width of the roadway and a waiver for cobbles in the island. Holt states the circles are on the plan, one lot is 3.5 acres and other is 1.9 acres. Holt states proposing potential water line extension. Freer asks about back land if they are purchasing that as well. Dehullu states yes they are just not sure what they will do with it yet.

Arakelian asks about drainage and catch basins ... Holt states they are located in the front and the catch basins are in the swales to catch the water then will go to the little pond.

Freer asks if everyone is okay with the 20' wide. All ok.

Perkin inquires why lot one is so much bigger than lot 2? Holt states because of the perk test.

Freer states they can choose an Engineer. PB uses Cammett , GZA and getting a third engineer Civil Design Group. Holt states planning on using GZA.

Holt will prepare for the February 21, 2017 meeting.

Arakelian motions to accept the preliminary plan filing for 40 Wood St., seconded by Perkins. All members are in favor. Vote is unanimous.

Received \$1,500.00 filing fee.

Next Meetings:

February 7, 2017

February 21, 2017

Adjournment:

Perkins motions to adjourn at 8:00pm, seconded by Arakelian. All members are in favor. Vote is unanimous. Meeting is adjourned.