

**Official Copy**

TOWN OF GROVELAND

2017 APR -5 AM 10: 17

TOWN CLERK  
RECEIVED/POSTED

**Town of Groveland  
Planning Board  
Meeting Minutes**

---

**Date:** March 21, 2017

**Members Present:** Jim Freer, Bob Arakelian, Lisa Chandler, Walter Sorenson

**Members Absent:** Debbie Webster, Jonathan Perkins

**Others Present:** Hal Choubah, Fadi Issa, Steve Stapinski, Gary Caruso, Michael Migliori

**Minutes Secretary:** Amy Bedard (by tape & notes)

Arakelian motions to open the Planning Board Meeting of March 21, 2017 @ 7:05pm, seconded by Chandler. All members are in favor. Vote is unanimous. Meeting opens.

**Planning Board Business/Updates:**

**PB Sign Offs:**

No sign offs.

**PB Meeting Minutes:**

Arakelian motions to approve PB Meeting Minutes for Feb. 21, 2017, seconded by Chandler. All members are in favor. Vote is unanimous.

**PB Invoice Approval:**

Arakelian motions to approve Eagle Tribune bill for \$303.00, seconded by Chandler. All members are in favor. Vote is unanimous.

Arakelian motions to approve bill for PB Meeting Minutes typed by Amy Bedard for \$150.00, seconded by Chandler. All members are in favor. Vote is unanimous.

**194 Main St. / Site Plan Review:**

PB reviews the finished plan. Freer asks if they received Peter Williams's letter dated March 1, 2017. Steve states they addressed everything in that letter all five items. \_\_ shows the PB the five items addressed on the plan. Steve states they updated the lighting to have shields. 4 conditions regarding deliveries, sewer, fill must be suitable material and monitoring of fill not being over compacted.

Arakelian motions to approve the site plan for 194 Main St., seconded by Chandler. All members are in favor. Vote is unanimous.

Freer states at this point the PB will write a MOD.

**929/931 Salem St. / Site Plan Review:**

Hal states they had a meeting with Conservation last week and they discussed and made the changes to the plans to reflect the concerns. Sorenson states they are reviewing a current letter form GZA of items to review.

Sorenson motions to approve the site plan application for 929/931 Salem St. on conditions and restrictions as indicated by the PB, engineer and Conservation with conditions of March 20, 2017, seconded by Chandler. All members are in favor. Vote is unanimous.

**186 R. School St.**

Freer asks if anyone is present from 186 R School St. No one present. Freer states the owners of the land were to attend but backed out. Freer states he has been talking to Frank Franzone and he will not comply with everything in the cease and decist mainly the hay bales. Frank is stump grinding and removing huge trees. Freer states he is not being overly cooperative. Freer states

Frank has requested to meet with just Freer but Freer has stated the meeting must be before the PB.

Sorenson motions to implement a fine of \$250.00 / per day as of 3/1/2017, seconded by Arakelian. All members are in favor. Vote is unanimous.

**Billis / Definitive Plan Submission:**

Billis has the definitive plan submittal for the PB. Sorenson reviews the plan. Sorenson states fees are \$6,500.00 file fee for 9 houses. \$5,000.00 engineering fee.

Sorenson motions to accept Form C filing, seconded by Chandler. All members are in favor. Vote is unanimous.

**Next Meeting:**

April 4, 2017

April 18, 2017

**Adjournment:**

Sorenson motions to adjourn at 7:52pm, seconded by Perkins. All members are in favor. Vote is unanimous. Meeting is adjourned.