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TOWN OF GROVELAND

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**Town of Groveland
Planning Board
Meeting Minutes**

Date: April 4, 2017

Members Present: Jim Freer, Bob Arakelian, Walter Sorenson

Members Absent: Debbie Webster, Jonathan Perkins, Lisa Chandler

Others Present: Frank Franzone, Louis Minicucci, Larry Ogden

Minutes Secretary: Amy Bedard (by dvd & notes)

Sorenson motions to open the Planning Board Meeting of April 4, 2017 @ 7:08pm, seconded by Arakelian. All members are in favor. Vote is unanimous. Meeting opens.

Planning Board Business/Updates:

PB Sign Offs:

No sign offs.

PB Invoice Approval:

Arakelian motions to approve bill for PB Meeting Minutes typed by Amy Bedard for \$225.00, seconded by Sorenson. All members are in favor. Vote is unanimous.

PB Meeting Minutes:

Sorenson motions to approve PB Meeting Minutes for March 7, 2017 and March 21, 2017 and also ZBL minutes on March 7, 2017 seconded by Arakelian. All members are in favor. Vote is unanimous.

Esty Park Sub-Division:

Larry states he is filing a preliminary sub-division plan Esty Park off Main St. Larry states he filed with the Clerk. Sorenson states that is out of order. Larry states he paid all the fees. Larry states the purpose of filing the plan is to protect Mr. Harper from zoning changes. Sorenson reviews plan and confirms it is a sub-division without houses. Larry states yes for 2 lots and an access road. Sorenson asks what regulation are they under or is it a lot line changes. Total acre is 26. Sorenson states he spoke to attorney and they are concerned that any upcoming Zoning changes would affect the lots. Sorenson suggested coming in with a parcel protection Form A. Sorenson states they are just filing for a roadway. Larry confirms \$2,500.00 / per lot for preliminary. So \$3,500.00 for lots and \$5,000.00 filing fee.

Sorenson motions to sign Form C out of meeting after receipt of checks, seconded by Freer. All members are in favor. Vote is unanimous.

186 R School St:

Sorenson states the PB was in complete shock when they drove by and saw the lot cleared. Franzone states he spoke to the BI and got an okay to clean up the lot and put in test pits. Franzone states 50 years ago it was a field which just became over grown. Franzone states he received 2 letters from Freer and another today looking for hay bales. Sorenson states the PB is just curious to know what he has in vision for the land. Sorenson reviews plan for a sub – division. Franzone states frontage it 177.84 feet with a total of 5.6 acres. Louis draws a quick sketch of the lot. Discussions of plans for lot states not going to sell lot for \$200,000.00. Franzone states he is in favor of apartments. PB explains requirements for CSD. PB and Franzone discuss the water issues Franzone states there is no water sitting on the land even after all the current rain. Franzone asks can't he farm his own land. Sorenson states he needs to stabilize the land regardless because it could take a couple years for a project to progress. Sorenson states he needs to put hay bales and dress up the front aka plant trees. Sorenson states clear cut the lot and he can't do that. PB and Franzone discuss making sure he gets his money back on whatever he decides to move forward with. Franzone states he will get pricing on hay bales tomorrow.

Chesterton:

Freer shows a plan of the Chesterton land storm water. They chose Phil Henry for design. Sorenson asks what did they file and where. Freer states a land disturbance and storm water with the town clerk office. Sorenson asks who is allowing them to file prior to seeing the PB. Freer states he has no control over what the town clerk takes in. Freer and Sorenson have a discussion over the procedure and the regulations in the sub division and control law. Sorenson will call Christiansten regarding the two items.

Adjournment:

Sorenson motions to adjourn at 8:30pm, seconded by Arakelian. All members are in favor. Vote is unanimous. Meeting is adjourned.