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**Town of Groveland  
Planning Board  
Meeting Minutes**

TOWN OF GROVELAND  
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**Date:** May 22, 2007

**Members Present:** Bob Arakelian, Jim Freer, Carole Gist, Bob O'Hanley, Walter F. Sorenson Jr.

**Members Absent:**

**Others Present:** Lisa Meade, Woody Cammett

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

O'Hanley motions to open the Planning Board Meeting of May 22, 2007 seconded by Gist. All members are in favor. Vote in unanimous the meeting opens.

**Planning Board Business/Updates:**

**Paul Bergman / Resubmittal:**

Sorenson states that Paul Bergman is before the PB with a resubmittal, check and a set of plans. Paul states that he has two checks. Sorenson states for the record the application fee is complete check #112 for \$2,400.00 plus \$1,100.00 received last week which brings application fee to \$3,500.00 where it should be. Sorenson states PB is also in receipt of the back balance of \$3,047.22 check #113 from Robin Wright. Sorenson states PB is also in receipt of applications. Paul hands the PB 3 copies. Sorenson confirms plans were tweaked to 1 in 40. Sorenson states for the record Form E complete. O'Hanley states everything looks ok on the plans. O'Hanley asks when did we change grass strip, it used to be 5' on plan its 4.5'. Paul states he read manual and requested a waiver for sidewalk. O'Hanley states normally its 24' road, 5' grass median and 5' sidewalk. O'Hanley wonders if it is a misprint. Paul will look into this.

O'Hanley motions to accept the application, seconded by Gist. All members are in favor. Vote is unanimous.

Sorenson thinks there is already a Blueberry Lane. So he thinks with 911 it may cause a problem.

Paul asks when date for public hearing will be. Sorenson states he will try and get date but will most likely be September.

**PB Mail:**

Sorenson states in the PB mail is a letter dated May 15, 2007 from Attorney Phillips, Gerstien and Chanel reference Makizio. Letter states they had a chance to speak with the client, client informs them he is in the process of hiring a company to begin the removal process. Such efforts are being scheduled to begin during the week of May 14, 2007.

Sorenson states O'Hanley brought up something this morning in regards to the Town Council and the Decoulas matter. Sorenson made a phone call to Pat not to do anything on the permit renewal process for the Decoulas lot. Sorenson states since they last left off they have now finally forked over the 8.4 acres 10 years 5 months later than the variance was issued. Sorenson states Pat issued a building permit sign off sheet yesterday or day before. Sorenson states what he may be doing giving all the other Boards a chance to shoot this down. Sorenson states in May 2002 they changed this building process because they had a problem with how the building permits were going out. O'Hanley states Pat has reverted back to doing exactly what he was doing prior to the 2002 change. O'Hanley states he picks and chooses what he thinks is important to check off. O'Hanley states he is not doing his job and following through on the plans. O'Hanley states pools and sheds are being put up with restrictions Lisa Meade asks did this go into the Zoning Bylaws. Sorenson states yes it was accepted at Town Mtg but it was put in General Bylaws. Gist states at last meeting PB discussed that they waived back taxes on him, \$22,000 on Kathy's park and a letter was going out and Decoulas was going to send a letter out. Sorenson states they are no longer in violation. Gist states it is a matter of whether or not they let him build. Gist states the original hold up was that he hadn't signed over the park which he now has. Sorenson states that was on point. The other fact was it is not a building lot. O'Hanley states Conservation gave him a variance. Sorenson states that expired. Sorenson states they received it in 2002 which is now expired. O'Hanley states they should all get together. Sorenson states they have PB money that they can use to get an opinion from an attorney.

**Sorenson / Court Subpoena:**

Sorenson states he lost three days and one as a vacation day. \$1,700.00 which was half of what it was projected to be.

O'Hanley motions to expense \$1,700.00 for Sorenson's court Subpoena, seconded by Gist. All members are in favor. Vote is unanimous.

**Skip Sheehan Way:**

Lisa Meade is before the PB with an agenda and a new draft for Skip Sheehan Way. The new draft is reflective of a meeting that Woody's office and Lisa had in addition to everything talked about last time. Lisa is trying to make sure they captured all the definitions that are also in the use table and some other changes made. Lisa states the only person she received info from was Jim Freer. Lisa states the table of contents states error so she isn't going to update it all until it is complete to go to all the boards. Lisa reference page 5&6 she has underlined and bolded all new words that have been added, words added are attic, building supply, carwash, continuous buildable area, express parcel pickup and frontage lot. O'Hanley states is that the one that was discussed in not having to put the access way. Lisa states yes and reads definition. Gist states didn't they talk about a sketch. Lisa states that will go in the non-conforming area. Lisa states next page golf course, golf driving range, gentleman driving club. Lisa states lot area and corner lot. Lisa states Denny and Fred had a concern about these and wanted to be sure that they were clear. PB reviews. Lisa states they had a concern about the tangents in the corner being included in the area. Gist states she is having a hard time understanding and a picture would be helpful. Lisa draws an example.

Tape ends ...

**Adjournment:**

O'Hanley moves to adjourn at pm, seconded by Gist. All members are in favor. Vote is unanimous. Meeting is adjourned.