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**Town of Groveland
Planning Board
Meeting Minutes**

TOWN OF GROVELAND
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Date: June 5, 2007

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

Members Absent:

Others Present: John, Taylor

Minutes Secretary: Amy Bedard (by tape)

Mary motions to open the Planning Board Meeting of June 2, 2007 at 7:35pm, seconded by O'Hanley. All members are in favor. Vote is unanimous. Meeting opens.

Planning Board Business/Updates:

As built / Fred Parker:

Sorenson states before the PB is Fred Parker with an as built. Sorenson reviews the plan and states Fred is missing the rest of the lot, the PB block and the Town Clerk block. Sorenson states he sees the utilities on the plan. Sorenson locates the house that was built and the existing dwelling. Fred shows the 50' right of way so he could built it. Parker states there is an easement from his existing land. PB and Fred discuss the driveway location and Sorenson states he needs to shift the right of way because you need to access from the right of way. Fred shows the original right of way on the plan and states the access to the property is on the right of way and Fred is giving them and easement for a driveway and all the utilities on his land. Freer asks how long has the house existed? Fred states four – five years. O'Hanley states the utility on his land is okay. Fred asks why can't the driveway be on his land? Sorenson states because it is a sub division. O'Hanley asks what is up there when he walks up there. Fred states driveway entrance and the extra 25'-30' being the bankmant going down to the brook. Sorenson states the easement is fine it is that the entire 150' frontage has to be in the right of way. Sorenson states there is a fix for this but he needs to get back to his engineer. Sorenson stats the frontage cannot be on his land it has to be in the right of way. O'Hanley states he needs to do a lot line change. Sorenson states

have Brian call him and he can explain. O'Hanley states he needs a signature block for PB, signature for Town Clerk, Right of way need to move lot line over to get the 150'. Sorenson states move driveway to right of way. Scale needs to be 1 in 40. Fred asks when next meeting Sorenson states June 22, 2007 it is a work session but then will fit him in.

Release Lot 3 & 6 Pineau Estates:

Sorenson states before the PB is the release of lot 3 & 6 from Pineau Estates.

O'Hanley motions to endorse release lot 3& 6 from Pineau Estates, seconded by Sorenson. All members are in favor. Vote is unanimous.

Sorenson states for the record the PB is in receipt \$11,428.58.

PB Mail:

Sorenson states for the record he is being subpoenaed for Nichols Trust on June 14, 2007.

Receipt from John and Susan Manfradonia at last mtg they signed on a lot release. They enclosed copies of 6 copies and a nice letter enclosed.

Sorenson states the PB has also received from reports from Woody Cammett.

Sorenson states they were some emails about the Stoneridge.

Stonebridge:

Sorenson recaps PB on a couple items for Stonebridge. Sorenson states he met no less than 4 times with the BOS. Sorenson states he met 3 weeks ago laid out plan with Mr. Stock and Mac. The BOS have been on board with this. Sorenson states he did tell them he would put together a brief. Sorenson confirms PB members received email re: brief. PB members state yes. Sorenson states attached to the brief was the rest of the documents which everyone will get a copy of. Sorenson states he highlighted the deed and the notes. Bob is meeting tomorrow with Deb and they are going to get all the names and addresses. Sorenson states there are only 4 people of 26 that are complaining. Sorenson states he wants all deed information and he wants the whole PB present on the 11th. Sorenson states if there is an absence he will bring an email or notes of concerns. Sorenson states he met with Bill at ice cream social at school and he didn't pass any of the information onto the BOS. Freer asks where do they stand at this point? Sorenson states

confused. Freer states he feels that he gets the impression that no one knew about the no cut zone. Freer states if lawsuits come out it comes back to the attorney at closing, bank and the builder and Neavy and Morin. Sorenson states from what they got there was confusion the responsibly does lie with builder and realtor. Sorenson states the PB is he weak link and use Town dollars. O'Hanley states one of the scenarios is to do away with the whole no cut no build zone / buffer zone. Freer states then you need hearings. O'Hanley states and all the people who did it will sew because they spent all the money. O'Hanley states they should find out who the closing attorney was for each property they did not advise their client that they had restrictions on their land. Sorenson states Harp states clearly the closing attorney dropped the ball. Sorenson states briefing the Selectman in a simple way. O'Hanley states he thinks they should do a vote tonight with Mary present or send a letter stating they may adhered. The PB tried to be accommodating but they can't accommodate the pool. Sorenson states he was very accommodating with fences, pools, pool houses. Freer states this is still a work in progress. Freer asks is the road okay. Sorenson states that is next. Freer asks has someone already asked for a variance? Sorenson state no, but lot 24 somebody is going for order of conditions. Bill Constantine his order of conditions expired on the lot and he needs to reapply.

Bruce Adams sent a letter in saying Neavy hasn't complied with his 5,000 contribution. Sorenson states they will probably have to call Neavy in and get the bond. Freer states the pile of loom 15' high and that needs to come down so that a child doesn't get hurt.

Sorenson states the PB will continue with what they are doing resnapping lines, everybody coming in with their plans and \$1,500.00 for engineer work. O'Hanley states and if the people that are complaining they need to try and get the money and/or attach leans. Sorenson states they are giving a letter with a 90 day window to be done by Sept. O'Hanley states the residents are upset with Sorenson that he is threatening and he stated he would cut of town services. Sorenson states this is all untrue. O'Hanley states however they do need to know that they need to deal with the PB. Sorenson states bringing in outside council is unnecessary. Freer states when he got a permit for the pool did the PB get notified. Sorenson states no they were not checked off.

Freer motion to have the PB stay on its present decisions enforce the do not disturb area as described and briefed in the May 25, 2007 briefing to the BOS with the additional 24 pages of attachments, seconded by O'Hanley. All members in favor. Vote is unanimous.

Bruce Adams:

O'Hanley motions to accept a letter from Bruce Adams dated May 29, 2007 from the Water Sewer Board and protocol not to release any funds, seconded by Freer. All members are in favor. Vote is unanimous.

Skip Sheehan Way:

O'Hanley motions to open the continued hearing for Skip Sheehan Way 20:12, seconded by Freer, all members are in favor. Vote is unanimous.

Sorenson states the update he received as of today was that Bob Greasel broke his foot. The plans that they were supposed to submit that you were looking for has a letter date of May 14, 2007 but they were not there last week.

Sorenson asks John if he received the copies. John states that Nancy wanted a bank statement saying there is an application for the 4 lot sub division. Sorenson states that is a form B.

Sorenson states they requested an extension until June 30, 2007. Sorenson states next hearing is September. Sorenson states he requested a 90 day extension. Karen states she doesn't understand because she thought there was only one change. John states the discussion and negotiate the wavier items. John states the big one was the width of the road, 24' to 22'. O'Hanley states there were many other items that need to be addressed that Woody Cammett found. Sorenson states all the items need to be corrected and submitted after which they go under review. Sorenson states that could be about 6 month. PB reviews the plan. Sorenson asks when where they in the clerk's office. John and Karen state May. Sorenson asks who the applicant is. John states Karen is the applicant and Joe Babagawa is the builder. O'Hanley states if they go past the deadline and don't vote on it everything will be null and void and they will need to start over. Sorenson states you can't get hearing in July and August because abutters and board members can't attend. Sorenson states John should ask Steve if he has permission from Joe to ask for an extension so this doesn't drop dead in June. Sorenson states they can then meet in September. John asks is there anything the PB can write stating there is a 4 lot sub division being submitted. Sorenson tells them to have the bank contact Sorenson and he will get the exact verbage he wants.

Sorenson states he has a letter dated June 5, 2007 from Nancy Anderson stating I Nancy Anderson the owner of the property Skip Sheehan Way would like to request an extension of the definitive sub division process until Oct. 31, 2007. Sincerely Nancy J Anderson.

Freer motions to accept the extension to Oct. 31, 2007, seconded by Freer. All members are in favor. Vote is unanimous.

Homestead Lane:

O'Hanley motions to open the continued hearing for Homestead Lane at 8:30pm, seconded by Freer. All members are in favor. Vote is unanimous.

Sorenson states the PB is in receipt of a letter from Katherine Shaw dated May 31, 2007, also enclosed are some pictures that will be public record and passed around. Sorenson states the photos show some water on Garrison St. and photos from 29 Cannon Hill Ave. Abutter states the brook got so high six trees were uprooted. Sorenson, Taylor and Bob review the pictures. Freer and O'Hanley discuss where the water can go and the stream on Fairview Circle where it does flow too. Taylor states ditches fill in because the catch basins aren't cared for. Freer states Marjory where the stream comes out and that is where the pipe is. O'Hanley states it goes across and takes some water off Marjory. Freer states Esty also gets a big pond on the property. O'Hanley states no matter how much you open up if it doesn't have a big enough pipe to take the water it will just back up. O'Hanley states pipe needs to be 24" and start at Marjory.

Sorenson states they are discussing the drainage issue for the project and also issues that have been present over the years. After reviewing the photos Sorenson states clearly there is something not working right so they will get out at look at it and make sure nobody gets flooded out. O'Hanley states prior to approving these 3 or 4 subdivision they may want to start a fund for drainage so they need to put in \$25,000 - \$50,000 to alleviate the property down below. O'Hanley states it is state law that you cannot increase the flow and flood people out. O'Hanley states it would be offsite improvements. Sorenson states he wants to get to the bottom of this and do a 2 site walk. Taylor states they are already putting \$60,000 to \$80,000 for offsite improvements in for water and sewer. Taylor stated \$80,000 for affordable housing.

Abutter asks about clarity on offsite improvements for Water and Sewer.

Taylor states they have purchased an easement for cash value. The Water and Sewer board are going to write a letter in favor of this. Taylor states they purchased this and Frank does want it conveyed over to the town. Taylor states King St. has 6" water with very poor pressure so they are taking water from Francis and looping it through the project and back out on King St. Taylor states they really don't need water and sewer but they are trying to work with the town. Taylor states they paid \$30,000 for the easement. O'Hanley states they need to setup a site walk.

Taylor wants to review stating minor changes have happened. They are going to restripe King St. for extra safety, stop signs have been added and vertical curbing around the curving. The most significant change is grading of the detention area. Taylor states it was about 6' deep and there was ground water at 38" after testing. So in order to aid in the treatment of the water they are going to remove any seepage from ground water before storm comes. So they regraded to 3' deep. Taylor states this is all done on the Darks Bill similar to what was done at Nichols. Taylor states the Hixson have a concern about why can't the catch basin into their? They are concerned is will topple over into their yard. Taylor states the most water it will even hold at most 1' of water that is how it was designed. After a foot of water it spills into the swale.

Abutter states the catch basin at the corner of the driveway and across the street are not sized adequately for the water that comes down the hill. And putting a pipe and running over there will

not alleviate the problem. Taylor thinks the catch basin is plugged. Taylor thinks it needs to be replaced. O'Hanley states he will talk to Bob about it.

Sorenson asks about the big system that was tied in on King and Gardner. Sorenson states maybe have Bob fix the catch basins and put a couple more in sending it into the new system. PB and Taylor discuss the catch basins and being replaced. Taylor explains the system. Abutter states if a system was put in illegally why can't action be taken now. Taylor states may be prior to some regulations. Taylor states in the summer months it should be dry.

Abutter states the concerns of everyone is erosion and flooding.

Taylor states other have concern of buffer areas. Taylor recommends they look at that during site walk also.

Site walk scheduled for Saturday, June 23, 2007 @ 2:15pm site walk.

Jim Freer recommends two walks. Freer states do a perimeter walk on June 9, 2007 @ 2:15pm at Francis Ave.

Freer motions to continue hearing to site walk on June 9, 2007 @ 2:15pm, site walk June 23, 2007 @ 2:15 seconded by Gist. All members are in favor. Vote is unanimous.

Freer motions to continue hearing to September 2007, seconded by Gist. All members are in favor. Vote is unanimous.

Adjournment:

O'Hanley moves to adjourn at 9:30pm, seconded by Gist. All members are in favor. Vote is unanimous. Meeting is adjourned.