

## **Minutes Meeting of September 9, 2002 – Sprint, Fassett**

Members Present: Shaun Sullivan, Stuart Schulman, Mark Mulligan, Bob Cadle, Chase Duffy

Sprint requested a continuation to 10/0/02 @ 8:30 pm. The Board granted said continuation with the caveat that this be the final continuation.

The Fassett hearing was reconvened.

Atty Gmeiner submitted a septic permit (#1), and two other plans numbered #2 and #3.

Mrs. Duffy noted that she has difficulty with the plan.

Discussion ensued regarding whether this two-family would be allowed by-right, etc.

Of note: the lot is 100x200, which is a little over 1/2 acre.

There are no other structures with setbacks of 50 feet, and some structures are actually in the road.

The Board was troubled by the height of the house.

Mr. Fassett said that the house matches the structure across the street, with the Fassett house actually six inches less. He said that most structures in the neighborhood are about 28 to 30 feet. He noted that there will be much better off-street parking.

Of note: the road (pavement) is 15 feet wide.

The Board noted that the applicant needed to be aware of the setback of the gazebo, which is require to be 15 feet.

Discussion ensued regarding the shed and the septic back-up field.

Mr. Sullivan said that the shed location is good because of the septic back-up field location.

The Board moved to grant the variance request as sited in plan #2, and to grant a special permit.

Findings include that the lot is big by Lost Lake standards and due to the topography and location of the septic system, the grant does not derogate from the intent of the Groton Zoning By-Law. Further, after 25 years in residence, major repairs need to be done and refinancing cannot be completed without the grant of a variance.

The motion was seconded and passed unanimously.

The meeting was adjourned at 9:15 pm.