

Meeting of September 10,2003 – Bulldog Realty, Highway Dept., Boisvert

Members Present: Shaun Sullivan, Stuart Schulman, Bob Cadle, Mark Mulligan, Cindy Maxwell

The Chairman convened the Bulldog Realty hearing by reading the Legal Notice.

Atty. Manugian, agent for the applicant, noted that she was here last spring to expand the five-family dwelling into five larger condo units. She said that the Planning Board found issue with the parking because there is not enough room behind the building for parking for five units. The intent is to leave the building as a five-family but to have condo units for sale. The applicant wants to move the building forward to allow for parking behind the structure. She said that the existing old building is 22.7 ft. from Station Ave. She said that the proposal would site the building 14.2 feet from the street at the closest point. The rebuilt addition part is being moved forward 8.5 feet.

Discussion ensued regarding the difference between the current plan and the old plan that received a variance.

Atty. Manugian said that the PB has been very cooperative but room is needed for snow removal, etc. She said that all parking should be in the back. She noted that under 218.22.h the BI could grant a permit if other setbacks are comparable, which they are, but this is a five family and thus need a variance from the ZBA. She noted that the current building is setback further than anything else on the street. She submitted photos of neighborhood setbacks.

Discussion ensued regarding how close neighborhood setbacks are, which are generally close to the street.

Chairman asked for audience comments. There were none.

Discussion ensued regarding how many spaces are needed vs. what will fit. Atty. Manugian said that the PB requires the amount of spaces as shown. The building footprint is exactly the same as shown in the previous variance application except that the building moved forward to ensure behind the building parking, which increases safety, etc.

Of note: moving the building forward will make Con. Comm. requirements easier to meet re: buffer zone.

Discussion ensued regarding whether the PB has guaranteed a permit, which is not the case yet.

Mr. Cadle asked about the increase of impervious cover.

The applicant said that they are looking into different options for impervious cover, ie pavers vs. asphalt. Also, the site needs much landscaping.

The Board moved to grant a variance as requested. The motion was seconded and passed unanimously with the condition that the permit be registered at the courthouse.

The Chairman convened the Highway Dept. hearing by reading the Legal Notice.

Tom Delaney, head of the highway department, noted that Town Meeting approved purchase of the station for highway dept. use. He said that it used to be a gas station and is now just a hollow shell of building. He said that it will be used for winter storage/operations and some summer storage, which does not include day-to-day use. He stressed that it is just a staging and storage area. He said that landscaping will be done to improve conditions. He said that the town needed to go from an R/A to a municipal use. He noted that there will be some salt and sand storage and some vehicle storage for on-call use for workers living in W. Groton. He noted that in winter 18 miles is a long way to go to the regular garage for a bucket of sand. He said that the Fire Department may do some winter storage use, and stressed that these uses are much lower impacts than what was there. He said that there is no grandfather clause b/c there has been more than two years of none use.

Discussion ensued regarding the intensity of usage. Mr. Delaney said that maybe ten years from now there may be almost daily use but nothing is planned currently.

Mrs. Woods, abutter directly across the street, supports the town's effort to take over. She said that the site was polluted and very noisy, and stressed that she is very pleased to have the town as a neighbor. She said that she will never complain.

Discussion ensued regarding possible uses for the site. Mr. Delaney said that the site has been given a clean bill of health by a professional environmental expert. He said that the site could be a house lot but cannot have a drinking well. He said there could be many other uses but removal of the building is expensive. Mr. Delaney hired an outside consultant and it is a very clean site now.

Mr. Woods asked how soon work will begin.

Mr. Delaney said that DEP should respond in about one month. Need to deal with attorneys, etc.

Mrs. Woods said that the town is lucky no vandalism has occurred and noted that they keep an eye on the property.

Board considers special permit criteria.

Social needs- clear, help town, improve abandoned building.

Traffic flow – less than service station.

Utilities-town water, natural gas, adequate power which will be underground and need new septic system.

Neighborhood character will improve.

Environmental improved

Fiscal-more effeciant use for highway dept and will save town money.

Bd moved to grant special permit to allow municipal use in R/A lot.

Seconded and unanimous.

The Chairman convened the Boisvert hearing by reading the legal notice.

Mr. Boisvert- family room and bedroom addition. Wouldn't need variance if built two years ago before sub-division road was built. Have a new septic system for a four bedroom house. There are three bedrooms and a toy room. The toy room will never be a bedroom and thus with the addition, there will be only four bedrooms. Lot is a little more than an acre. Want option to do something in back yard which is why located where is. The house across the street from Orion way did an addition which is close and grandfathered b/c before road built. House is currently about 55 feet from Orion Way.

Discussion ensued regarding hardship b/c when a driveway only 15 feet setback and could be done by-right. Developer changed rules when driveway became a road and thus the lot is a corner lot and needs 50 foot setback.

Shaun – addition doesn't impede line of sight from Forge Village Road.

Bob- Slope between Orion Way and house which makes less visible.

Board moved to grant to allow an addition with a 30-foot set back from Orion Way.

Seconded. Unanimous.

Meeting adjourned 9:30 pm.