

Minutes Meeting of 1/14/04 – Groton Development, Fields

Members Present: Jay Prager, Stuart Schulman, Chase Duffy, Mark Mulligan, Bob Cadle

The Chairman convened the Groton Development hearing by reading the Legal Notice.

Atty. Anctil, as agent for Gillis noted that they are waiting to see what transpires before making a decision regarding how to develop the site. He said that they are looking at a possible 8-unit 40b project. He said that they want an extension pursuant to what was granted two years ago for a single family home or a 40b project. He said that they are asking for an extension from march 2004 to 2006. He said that they have looked into a sewer extension that is on hold for now.

Discussion ensued regarding the potential 40b.

The Chairman asked for clarification regarding what exactly is being asked for.

Atty. Anctil said that his client wants to figure out what is happening across the street before make a decision.

Discussion ensued regarding the ramifications of granting vs. not granting the special permit.

Mr. Gillis said that given the location on Main St., there could be a better use than constructing a single-family house. He said that it could be a good site for a 40b and noted that he does not want to rush into anything.

The Board felt that there would be no downside to granting a renewal.

Discussion ensued regarding whether the Board could grant a permit to extend on a legal basis. Of note: this is a very gray area.

The Board moved to allowed to extend the special permit for an additional two years to enable the applicant to see how the neighborhood will gel. The motion was seconded and passed unanimously.

The Chairman convened the Fields hearing by reading the Legal Notice and read a letter from Francis J. Noyes into the record. He noted that septic, etc. is not within the ZBA's jurisdiction.

Mr. Fields said that he wants to purchase the property has a septic design. He said that he has received a premature signed permit from the BOH which was then pulled and he was told that he that needs a variance. He said that everything else fits. He said that he has just installed a septic and well nearer to water on another piece property.

The Chairman noted that there appears to be two lots between the property and Whiley Road and

asked for clarification.

The Sangiolos, abutters, noted concern.

Of note: there is no frontage and only a deeded right of way.

Mr. Fields said that he has a deeded right of way and noted that there is a structure on the property.

Discussion ensued regarding the BOH variance being requested.

The Chairman asked for clarification regarding some extra lots shown on the map.

Mr. Fields said that he is upgrading the septic system, keeping the dwelling to two bedrooms and meeting setbacks.

Mr. Sangiolo said that this has always been just a summer house and has not been used for five years.

Mr. Fields said that the owner was there last summer.

The Board asked whether the dwelling had electricity.

Mr. Fields said that it did.

The Chairman noted that 0 feet of frontage is scary.

Mr. Fields said that he could rehab the existing structure and stressed that it would still be substandard to code and not have a great septic system.

The Board said that the proposal makes the usage much more intensive, particularly when the dwelling has not been used for five years.

Discussion ensued regarding the status of the right of way and whether it will be paved, etc.

Atty. Lyons spoke as agent for the Sangiolos, who are concerned about the proposal. The lot contains only 11,000 sq. feet lot and currently has a one or two room house. He noted concern that it would not qualify for a two-bedroom septic system. He suggested that a special permit for a seasonal conversion should be required.

Mrs. Duffy noted that there are too many houses for a shared driveway.

Discussion ensued regarding other right of ways in the neighborhood.

Atty. Lyons said that he wants to see an easement that creates an actual right of way. He noted another concern regarding parking.

The Chairman has a concern that dirt road right of ways will begin to be turned into driveways.

Mr. Sangiolo said that he came from a Lakes meeting. He said that the consultant recommended that summer cottages not be converted into year round residences because the lake is already beyond capacity. He said that the house has never been lived in and recommended that abutters buy the lot and incorporate it into their lots.

Mr. Fields noted that he is making a complying title v system and stressed that there is more than enough footage from abutting lots. He said that otherwise will simply rehab the existing house and rent it out.

The Chairman felt that there was no reason to grant.

Mr. Mulligan said that there is not enough information to deny.

Mrs. Duffy noted that there is little in Groton that is affordable so it is sad to see it go.

Discussion ensued regarding how to proceed.

The hearing was continued to 3/3/04 at 8:00 pm. The motion was seconded and passed unanimously.

The Meeting adjourned at 9: 15 pm.