

Minutes Meeting of June 29, 2005 – Moseley/Kelly, Villiers, Feola, Groton Collision

Members Present: Stuart Schulman, Jay Prager, Cindy Maxwell, Bob Cadle, Chase Duffy

The Chairman reconvened the Moseley/Kelly hearing and continued it for 90 days, to September 7th at 8 pm..

The motion was seconded and passed unanimously.

The Chair convened the Villiers hearing by reading the legal notice.

Mr. Cruz, husband of Ms. Villiers, presented.

Mr. Cadle asked about Con. Comm. requirements.

The applicant said that all permits from the Com. Com. are in place.

Discussion ensued regarding how long it will take to process this application and to build. The applicant said about one and one half years. Of note: temp. permits are limited to one year.

The Board moved to grant a variance to allow a temporary dwelling for six months, during which time the new home is being built and after which the old will be removed. The permit is granted for one year, and no bond needs to be posed.

The Chairman noted that it is not a huge risk that two dwellings are temporarily on the same lot.

The Board noted that one has to be demolished.

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

Mr. Feola, applicant, said that the framers made a mistake and the building is too high. He noted that the buildings were gone when he noticed the problem. He said that it was set to be roughed, etc. and was 1 foot taller than should be shown in the plan. He stressed that it was a mistake on the part of the builder.

Mr. Cadle asked why he waited until now to deal with it.

Mr. Prager asked why he didn't take care of it in November when he found out about it.

The applicant said that it was an accident and then he got cancer. He said that someone from Littleton Lumber was supposed to be here and is not.

The Chairman read the letter from Beth Montgomery into the record, noting that she wants some trees for screening.

The Chairman read the memo from the BI into the record, and noted that he is not sure who was hurt by the delay except the applicant.

An abutter asked how this vote will impact other homes built in the neighborhood. He said that he only questions the height of the house.

Ms. Montgomery asked about a site walk, noting that she can only see a huge house.

Mr. Feola said he never removed any trees and has cleaned up the property so it is much better.

Discussion ensued regarding where the applicant should plant new bushes/trees.

Mr. Prager asked Beth what she would want if the house wasn't nine inches taller.

Ms. Montgomery would ask for plantings for screening.

Discussion ensued regarding whether this is a civil or zoning issue.

The applicant said that he will plant up to a 500 dollar limit.

Robert Douglas, abutter, noted concern about the planting of Captain Kidd trail, and said that he has a retaining wall and is concerned about going outside of it.

The Chair suggested talking to Mr. Collins about allowing planting.

Mr. Prager said that the applicant has agreed to allow plantings and should work this out with the abutters, etc.

The Chairman said that it is a self imposed hardship but he is okay with voting for it.

The Board moved to grant a variance from height of 9 inches and with the note that the applicant agreed that 500 dollars of shrubbery will be planted to provide screening.

The motion passed by four yeas and one opposed.

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

Atty. Lyons said that he was here as agent for Groton Collision with Kevin Hardiman. He said that

they have completed site plan review with the PB to add another garage. He said that he also wants to make the special permits for perpetuity and noted that they went through five nights of PB review.

Mr. Hardiman explained that the new areas are to be added to the site, including parking lines, etc. and also explained how the office building will be screened by a hedgerow and described from the other side how it will look.

The Chairman asked whether the site is only being reconfigured.

Atty. Lyons said that the existing building is being added on to so that it is 2400 sq. feet vs. 2200. He said that there will be concrete curb stops to delineate parking spaces on a gravel parking area and a smaller impound area about one half the size of the existing impound area is being added..

Mr. Hardiman explained that a shadow box fence is like a two sided picket fence that will be painted the same color as the house.

The Board moved to grant an amendment to incorporate site plan review and to extend said special permit to allow the repair and sale of used cars for seven years from the effective date. The motion was seconded and passed unanimously.

The meeting adjourned at 9:30 pm.