



Town of Groton Massachusetts Zoning Board of Appeals

Meeting Agenda and Minutes

January 6, 2010

Present

Robert Cadle, Chairman

Jay Prager, Clerk

Cynthia Maxwell, Member

Mark Mulligan, Member

Bruce Easom, Associate Member

Megan Mahoney, Associate Member

Chase Duffy, Associate Member

Not Present

Alison Manugian, Member

Harris McWade, Member

A quorum was attained. The meeting was called to order at 7:45 pm.

Preliminary Agenda

- Executive Session-Suslowicz/Bee
- Collins/Phoenix hearing
- Sign Bills
- Approve Minutes
- New business

Meeting Minutes

Chairman Cadle convened the meeting, noting that the first order of business is to make a motion to go into executive session to discuss litigation strategy regarding the pending Oakridge appeal. Mr. Easom so moved, Mr. Prager seconded and Cadle, Prager, Duffy, Mulligan, Maxwell and Easom all voted yes. The board will reconvene into regular session after the executive session.

Mr. Easom moved to adjourn the executive session and return to regular session. Mr. Prager seconded, with Easom, Prager, Cadle, Duffy, Mulligan and Maxwell all voting yes.

Chairman Cadle reconvened the Collins/Phoenix hearing request for renewal.

Atty. Collins said this was a renewal request for a special permit that the board issued in 2007. He said the permit is still valid but construction has not begun, noting that a second application was submitted in 2007 for the project that is currently being built (the Longfellow Rd. application) because the Longfellow Rd. and Tavern Rd. parcels are not totally contiguous. He said the triplex access is on Cedar Road, the one being built is on Longfellow and the three market rate houses are on Tavern Road. He said the triplex on Longfellow has been constructed but because of the economy, the resources were not available to begin the construction proposed in the Tavern Road application. He said this is still a nice project, noting that this bylaw has been on the books for 30 years and the Longfellow Road triplex is the only one actually built. He stressed that nothing has changed and this is just a reissue for two years.

Chairman Cadle asked whether there are any outstanding issues.

Mr. Mulligan said he didn't sit on the panel the first time but has no problem with a reissue.

Mr. Prager moved to renew special permit #16-07, to construct affordable housing under section 218-37B on Tavern Road, attaching that the permit will lapse in two years from effective date and including all previous conditions. Mrs. Maxwell seconded and the motion to renew was passed unanimously.

Bills

The following bills were authorized for payment: Office 2008 software.

New business

The McCarthy hearing was scheduled for 2/3/10.

Mr. Mulligan moved to adjourn at 9:10 pm, Mrs. Duffy seconded and the motion passed unanimously.

Minutes approved 3/24/10.