



## Town of Groton Massachusetts Zoning Board of Appeals

Meeting Agenda and Minutes

### May 26, 2010

#### Present

Robert Cadle, Chairman  
Cynthia Maxwell, Member  
Mark Mulligan, Member  
Jay Prager, Member

#### Not Present

Alison Manugian, Member  
Harris McWade, Member  
Bruce Easom, Alternate Member  
Megan Mahoney, Alternate Member  
Chase Duffy, Alternate Member

A quorum was attained. The meeting was called to order at 7:30 pm.

#### Preliminary Agenda

- Dabritz hearing
- McCarthy hearing
- Sign Bills
- Approve Minutes
- New business

#### Meeting Minutes

Chairman Cadle convened the hearing by reading the legal notice. One board member was ill and unable to attend and thus, a four-member board was present. Chairman Cadle gave the applicant the option to proceed with a four-member board, noting that the decision has to be unanimous. The applicant asked whether their appeal rights would be affected and the chairman said no. The applicant opted to continue with a four-member board.

Chairman Cadle asked whether any portion of the second story addition would extend over the existing footprint.

The applicant said that he wanted a one-foot cantilever, but if that would be a deal breaker, it could be removed.

Mr. Prager asked for clarification about some of the future garage/closet additions.

Mr. Dabritz said that that was not part of this renovation, but just on the plan for the possibility in the future.

Of note: the property is on town sewer and water.

The applicant said this is a pretty straightforward second story addition that is in keeping with the neighborhood. He said the house is now 780 square feet, and the addition would give them about 1500 square feet.

Mr. Prager made a motion to grant a special permit to allow a second story addition with an overhang at the front, to not exceed one foot over the existing footprint. Mrs. Maxwell seconded and the motion passed unanimously.

Chairman Cadle said the decision should reflect that the other additions would require additional permits and are not part of this permit.

Chairman Cadle reopened the McCarthy hearing, noting his understanding that the Board has received correspondence. He then read a letter dated May 18, 2010 into the record, asking for a July hearing date, to be determined based on the PB schedule.

Discussion ensued regarding whether a time certain date should be made and a decision rendered even without PB plan approval.

Mr. Prager made a motion to continue the McCarthy hearing to a date in July to be determined later. Mrs. Maxwell seconded and the motion passed unanimously.

### **Bills/Minutes**

No minutes were approved.

The following bills were authorized for payment: ZBA Phone bill.

### **New business**

There was no new business.

Mr. Prager moved to adjourn at 8:10 pm, Mrs. Maxwell seconded and the motion passed unanimously.

Minutes approved 6/23/10

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