



Town of Groton Massachusetts Zoning Board of Appeals

Meeting Agenda and Minutes

June 23, 2010

Present

Robert Cadle, Chairman
Cynthia Maxwell, Member
Mark Mulligan, Member
Jay Prager, Clerk
Alison Manugian

Bruce Easom, Alternate Member, was present as an interested party.

Not Present

Harris McWade, 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

- Carey hearing
- Sign Bills
- Approve Minutes
- New business

Meeting Minutes

Chairman Cadle convened the Carey/Boudreau hearing by reading the legal notice.

Tim Boudreau, agent for applicant and builder, put up a drawing of the existing house with the proposed addition shown.

Discussion ensued regarding exactly which house on Kailey's Way the applicant was for.

Mr. Boudreau said the existing dwelling is a three-bedroom house with a four-bedroom septic system and an artesian well. He said the accessory apartment is less than 800 square feet, noting that it fits in with the house and all other dwellings in the neighborhood. He said there is room for an additional parking space

and the apartment is connected by a farmer's porch that is open but covered. He said all setback requirements are being met and the apartment is being constructed for the homeowner's father to live in.

Mr. Prager said he has no issues with the proposal and it meets all the special permit requirements, noting that he thought the architect did a good job.

Chairman Cadle said he wants to see the permit for a four-bedroom septic system.

Charley Bridge, abutter at 30 Kailey's Way, said he is not opposed to the proposal but wants to know if there will be any restriction about rental in the future, noting that he doesn't want someone with no connection to the neighborhood moving in.

Chairman Cadle said there are many conditions regarding an accessory apartment but not about whom it can be rented to.

Mr. Bridge cited #4 of the special permit criteria, noting that the character of the neighborhood could be negatively affected depending on who rented the unit.

Mr. Prager asked who determines the character of the neighborhood, noting that the by-law is to encourage apartments like this. He said he feels that the character assessment is related to aesthetics rather than the type of person living there. He said the intent of the bylaw is for apartments like this.

Discussion ensued regarding what could affect the character of the neighborhood.

Mr. Mulligan said the actual purpose of the bylaw is to encourage more rental units without creating more structures.

Of note, findings of the board: The social and economic criteria are met because this is an avenue to create more moderate housing units.

Mr. Boudreau said the apartment will be heated by a separate propane tank.

Chairman Cadle noted that regarding the neighborhood character, the apartment looks like part of the house and he then asked about the extra parking space.

Ms. Carey said there is a two-car garage, and one additional outside parking space, noting that her father already parks in garage because it is just the two of them.

Of note: the financial benefit to the town is an increased tax base.

Mr. Prager moved to grant a special permit for an accessory apartment, conditioned that the applicant provide the board with the four-bedroom septic design for the property.

Discussion ensued regarding time lines for obtaining a building permit.

Mrs. Manugian seconded the motion to grant a special permit and it passed unanimously.

Bills/Minutes

Chairman Cadle made a motion to approve the minutes from 4/7/10, Mr. Prager seconded and the motion passed unanimously. Chairman Cadle made a motion to approve the 4/21/10 minutes, Mrs. Manugian seconded and the motion passed unanimously. Mr. Prager made a motion to approve the 5/12/10 minutes, Mr. Mulligan seconded, and the motion passed unanimously. Mrs. Maxwell made a motion to approve the 5/26/10 minutes, Mr. Prager seconded and the motion passed unanimously.

The following bills were authorized for payment: ZBA Phone bill and 593 Account payment to Nitch Engineering.

New business

Chairman Cadle said he thought the Board should consider getting in a new engineer to do the construction review for the Squannacook Hills 40B.

Discussion ensued regarding how to proceed.

Chairman Cadle said the engineer was recommended by Mr. Bobrowski and specializes in 40Bs.

The Board determined that for the Squannacook Hills project, Nitch Engineering should continue with the review.

Mr. Prager moved to adjourn at 8:15pm, Mrs. Maxwell seconded and the motion passed unanimously.

Minutes approved 8/3/10.