



Town of Groton Massachusetts Zoning Board of Appeals

Meeting Agenda and Minutes

January 5, 2011

Present

Robert Cadle, Chairman
Mark Mulligan, Member
Megan Mahoney, Alternate Member
Cynthia Maxwell, Member
Chase Duffy, Alternate Member

Not Present

Bruce Easom, Alternate Member
Alison Manugian, Member
Jay Prager, Member

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

Preliminary Agenda

- The LaCava special permit hearing
- The Masalehdan special permit hearing
- Sign Bills
- Approve Minutes
- New business

Meeting Minutes

LaCava

Chairman Cadle convened the LaCava hearing by reading the legal notice.

No abutters were present.

Veronica Hobson, agent for applicant, introduced Mr. LaCava and his father-in-law, for whom the apartment is being constructed. She said the single story addition for the in-law apartment would be on a foundation and have basement storage space. She then submitted an aerial photograph showing the applicant's property, noting that she has met with the BI with this plan and he advised her to proceed with Minutes Meeting of January 5, 2011, page

the ZBA. She said all dimensional zoning requirements have been met and the abutters on either side of the property are in favor of the project.

Chairman Cadle asked about the second story floor plan.

Ms. Hobson said the only change to the second story is the loss of a corner window where the addition is being attached to the existing dwelling.

Mrs. Duffy asked how much space would exist between the house and the neighbor when the addition is constructed.

Ms. Hobson said there is 16 feet at the closest point to the lot line, which is about 10 feet closer than the existing house.

Mrs. Duffy asked for clarification of the house orientation, noting that the addition looks big.

Ms. Hobson said the addition seems bigger because it is all on one floor, to assist aging parents.

Chairman Cadle asked where the main entrance for the apartment would be.

Ms. Hobson said there would be a small covered porch at the front for the main entrance and a secondary, shared entrance with the main house.

Chairman Cadle asked about parking.

Ms. Hobson said the parking is outside, in the driveway, noting that eventually a permit will be obtained for a second driveway.

Discussion ensued regarding safe parking/egress in the snow.

Mr. Mulligan said the front of the house would not be much impacted by the addition.

Ms. Mahony said she thinks this is a good plan.

Chairman Cadle agreed and said he wants to condition that parking out front be created before the apartment is constructed.

Ms. Hobson said just one mailbox needs to be moved to put in a driveway.

Mr. Mulligan made a motion to grant a special permit as requested to on Lot 111-6, 68 Champney St., with the condition that a driveway be constructed on the westerly side to provide front parking for the apartment. Mrs. Maxwell seconded and the motion passed unanimously.

Masalehdan

Chairman Cadle reconvened the Masalehdan hearing.

No abutters were present.

Mr. Masalehdan was present, noting his understanding that there are some issues regarding the disposal of water and where the trailer is located. He said he has contacted a company that will put in a plastic “septic” tank and pump it out, noting that no water will get into the water table. He said the placement of the trailer is on lot 13 on the plan submitted.

Discussion ensued regarding what the trailer will be used for and how to handle waste disposal.

Mr. Masalehdan said the trailer is for someone to live onsite and watch over the property.

Discussion ensued regarding what will be required from the board of health and the difference between a temporary office or storage trailer or a trailer lived in.

Mr. Masalehdan said he plans on using the trailer just until May or June. He said he has town water nearby and the trailer will have power.

Mr. Mulligan said he is okay with the trailer but wants to be sure that water and septic are properly dealt with by the BOH.

Mrs. Duffy said she doesn't want to set a precedent.

Ms. Mahony said it would not set a precedent because the permit will have conditions.

Mr. Mulligan made a motion to grant a permit for a temporary trailer for one year with the condition that if the applicant wants any water or septic usage/disposal in the trailer, written BOH approval is required and all BOH conditions shall be complied with and a \$1500 passbook bond shall be deposited with the treasurers office.

Mrs. Maxwell seconded and the motion passed four to one, with Mrs. Duffy voting against.

Bills/Minutes

The following bill was authorized for payment: zoning assistant business cards

Chairman Cadle made a motion to approve the 10/6/10 minutes. Mrs. Maxwell seconded and the motion passed with four yeas and one abstention.

Chairman Cadle made a motion to approve the 10/27/10 minutes. Mrs. Maxwell seconded and the motion passed with four yeas and one abstention.

Chairman Cadle made a motion to approve the 11/17/10 minutes. Ms. Mahony seconded, and the motion passed with four yeas and one abstention.

Chairman Cadle made a motion to approve the 12/8/10 minutes. Ms. Mahony seconded, and the motion passed with four yeas and one abstention.

New business

The Hollingsworth and Vose hearing was scheduled for 1/26/11.

Mr. Mulligan made a motion to adjourn at 8:45 pm, Mrs. Maxwell seconded and the motion passed unanimously.

Minutes approved 2/16/11.