



Town of Groton Massachusetts Zoning Board of Appeals

Meeting Agenda and Minutes

March 23, 2011

Present

Robert Cadle, Chairman
Mark Mulligan, Member
Megan Mahoney, Alternate Member
Jay Prager, Member
Alison Manugian, Member

Not Present

Bruce Easom, Alternate Member
Cynthia Maxwell, Member
Chase Duffy, Alternate Member

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

Preliminary Agenda

- The Hollingsworth and Vose special permit to alter a non-conforming structure hearing
- Sign Bills
- Approve Minutes
- New business

Meeting Minutes

Hollingsworth and Vose (“H and V”)

Chairman Cadle convened the hearing by reading the legal notice.

No abutters were present.

Atty. Collins said this is interesting and a less common application than in the past. He said H and V is located in the flood plain and zoned for manufacturing, but became non-conforming when the flood plain district was implemented. He said he is coming first before the ZBA and if the permit is granted will go

before the other necessary boards. He noted that the plant is comprised of some two-dozen buildings that are all attached. Mr. Collins said the purpose of the application is to allow H and V to house a new machine that is part of a “wet” drying process for paper produced by H and V but, due to its long conveyor belt, will not fit in the existing Building 7. In order to accommodate the machine, H and V will demolish approximately 6,500 square feet of Building 7 and construct an addition not to exceed 10,000 square feet. He said that because this is the initial step, the available plans are only preliminary, noting that the corporate office is tight with funds for the West Groton plant. He said the next step would be to get detailed plans for the PB and Cons. Comm., noting that H and V told him that they have gotten permission in the past from the ZBA to slightly alter some buildings. He said that although the site lies in the flood plain, the plant has been there for 80 years and the applicant has taken both temporary and permanent measures to prevent flooding. He said he has worked with Bob Pine to have this parcel taken out of the flood plain district because it doesn’t flood, noting that last year during the terrible flooding in West Groton, H and V continued operating and did not flood. He said in the unlikely event that it did flood; the water would be collected by an existing drainage system, which connects to a treatment plant and is then sent back to the ground.

Ms. Mahony asked for clarification about whether the building is actually in the flood plain.

Atty. Collins said drains have been constructed, as well as booms that come into place to cut off the plant from any flooding on Townsend Road, noting that being in a flood plain requires sufficient storage, in the event of a flood. He said this building doesn’t have storage capacity for flooding because it doesn’t flood, and this is due to mitigations put into place by H and V.

Discussion ensued regarding how big the flood plain actually is.

Mr. Prager asked whether this new building/renovation is replacing existing buildings.

Atty. Collins said that was correct, noting that at end of the day, there is no real change.

Discussion ensued regarding how long the plant has been there and how much has changed since after the flood plain regulations were introduced.

Chairman Cadle said it looks like part of building 12 as well as 7 is being replaced.

Atty. Collins said H and V refers to it as Building 7.

Chairman Cadle asked about what looks like wetlands replacement on the plan.

Atty. Collins said that issue is for the next boards that need to be visited (PB and Cons. Comm.), and will likely be handled as a rain garden or something visually attractive to conform to the wetland regulations. He said that if the ZBA grants the permit, it should reference the need for a Conservation Commission order of conditions and full PB site plan review.

Chairman Cadle said the floodplain by-law doesn’t reference special permits and also noted that the

State building code needs to be complied with in the flood plain. He said there are certain standards that need to be met.

Atty. Collins suggested putting in the words "if applicable," relating to the flood plain building standards.

Ms. Mahony said she doesn't have an issue, particularly since there is already a building there.

Mr. Prager said the applicant has to get PB and Cons. Comm. approval, and the building code standards have to be met, so asked why the town should prevent a business from growing when the building is already there.

The board as a whole felt this was a reasonable proposal.

Conditions: Conservation Commission review, PB Site Plan Review, and the addition shall be constructed to Mass State Building Code Floodplain Regulations, if applicable.

Mr. Prager made a motion to grant a special permit to allow the alteration of a non-conforming structure in a flood plain at H and V, consisting of the removal of building 7 and construction of an addition to be not more than 10,000 square feet. Mrs. Manugian seconded and the motion passed unanimously.

Bills/Minutes

A Groton Herald bill was approved.

Chairman Cadle made a motion to approve the 2/16/11 minutes as finalized. Mr. Prager seconded and the motion passed with four yeas and one abstention.

New business

The Baran/Calnan hearing was scheduled for 4/13/11.

Mr. Mulligan made a motion to adjourn at 8:30 pm, Mr. Prager seconded and the motion passed unanimously.

Minutes approved 7/13/11.