



## Town of Groton Massachusetts Zoning Board of Appeals

Meeting Agenda and Minutes

**April 13, 2011**

**Present**

Robert Cadle, Chairman

Mark Mulligan, Member

Cynthia Maxwell, Member

Bruce Easom, Alternate Member

Jay Prager, Member

**Not Present**

Alison Manugian, Member

Chase Duffy, Alternate Member

Megan Mahony

A quorum was attained. The meeting was called to order at 7:40 pm.

**Preliminary Agenda**

- The Baran/Calnan special permit hearing
- Sign Bills
- Approve Minutes
- New business

**Meeting Minutes**

**Baran/Calnan**

Chairman Cadle convened the Baran/Calnan hearing by reading the legal notice.

No abutters were present.

The applicants were present and presented plans of the proposal, noting that the garage is 50 years old and was destroyed by fire. Mr. Baran said he wants to replace the garage, which will involve rotating the structure a little and raising the roof angle so the runoff will be better channeled. He said the new garage would be slightly farther from the road because of a jog in the structure, so no variance is required; a

special permit is needed because he wants to raise the roof to have a steeper pitch. He said the biggest change is having walkup steps to the overhead storage area, which is part of the new building code, making the roof 18 feet instead of 14 feet.

Chairman Cadle asked whether they were here because of the increasing height.

Mr. Baran said yes, noting that it is the same footprint but technically a hair smaller because the jog in the structure is slightly bigger.

Mr. Prager said it looks like it is actually inside the original footprint.

Chairman Cadle asked about Con Comm. approval.

Mr. Easom said the public hearing has been closed and most questions appear to be resolved.

Mr. Mulligan asked whether there are any supports in the pond.

Mr. Baran said there are some 20 supports with I beam construction and concrete poured over. He said the original construction had sono™ tubes and wood flooring, noting that this construction provides better protection to the water resource over which it is built.

Chairman Cadle asked whether the parking will change.

Mr. Baran said no.

Discussion ensued regarding the difficulties of pulling a car onto Route 40.

Mr. Prager said he is familiar with the house and can't see how a four feet increase in height would be a problem.

Chairman Cadle agreed.

Special permit criteria: the grant of this permit will not adversely affect the neighborhood or town.

- 1) The community is benefited by the repair of a damaged structure.
- 2) Traffic flow is unaffected.
- 3) The applicant is redoing the same connections for power that existed before fire.
- 4) The neighborhood character is minimally impacted (if at all) by a slightly higher structure.
- 5) The environment will be better protected by a replacement of the old garage with a new one using the construction methods described by applicant.
- 6) The town may benefit fiscally because the structure should have a higher value and thus a higher tax assessment.

Mr. Prager made a motion to grant a special permit to Baran/Calnan to rebuild the garage as shown on the submitted plan, to replace the structure that burned, and allowing an increase in height of four feet. Mrs. Maxwell seconded and the motion passed unanimously.

### **Bills/Minutes**

The following bill was authorized for payment: Groton Herald

No minutes were approved.

### **New business**

The Langan hearing was scheduled for 5/4/11.

Mr. Mulligan made a motion to adjourn at 8:15 pm, Mrs. Maxwell seconded and the motion passed unanimously.

Minutes approved July 13, 2011.