



## Town of Groton Massachusetts Zoning Board of Appeals

Meeting Agenda and Minutes

### April 20, 2011

#### Present

Robert Cadle, Chairman

Mark Mulligan, Member

Bruce Easom, Alternate Member

Jay Prager, Member

Alison Manugian, Member

#### Not Present

Chase Duffy, Alternate Member

Megan Mahony

Cynthia Maxwell, Member

A quorum was attained. The meeting was called to order at 7:35 pm.

#### Preliminary Agenda

- The Anctil variance hearing
- Sign Bills
- Approve Minutes
- New business

#### Meeting Minutes

##### Anctil

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

No abutters were present.

Chairman Cadle asked for clarification about what the issue is.

Atty. Anctil said he hadn't recorded the granted ZBA permit or applied for a building permit within one year, so the permit has expired. He said he is treating this like a new application.

Chairman Cadle said there needed to be a newly advertized hearing.

Atty. Anctil said this is a new hearing.

Chairman Cadle asked whether anything has changed.

Atty. Anctil said it is exactly the same, with no changes, and he is looking for the exact same decision.

Chairman Cadle said he had no problems with the variance and asked Mr. Easom about Conservation Commission issues.

Mr. Easom said he has seen the plan and walked the site twice with the ConComm. He asked whether anything on the ground has changed.

Atty. Anctil said the ground has changed because of some tree removal but this has been checked and okayed by Barbara Ganem, conservation assistant.

Chairman Cadle noted that there are two proposed driveways: one to the east and one to the north.

Atty. Anctil said this is because it is an over/under garage, noting that due to the topography, they will have a three-car garage but with space for four cars.

Chairman Cadle asked about the land swap with the neighbor that was proposed at the last hearing.

Atty. Anctil said he hasn't been done but all the paperwork, noting that it is ready to go and will happen in the same way as originally proposed.

Chairman Cadle asked about Conservation Commission approval.

Atty. Anctil said he had it.

Mrs. Manugian asked why the two plans have different dates.

Atty. Anctil said he went to the ZBA first and the ConComm. second, and the newer plan is the Cons. Comm. plan. He said they are both the same.

Mr. Prager made a motion to grant the variance as previously granted, with reference to the new plan (date stamped 12-17-2009) and as represented as the same plan as presented to the Cons. Comm. Mrs. Manugian seconded and the motion passed unanimously.

**Bills/Minutes**

No bills were approved.

No minutes were approved.

**New business**

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

Mr. Prager made a motion to adjourn at 7:45 pm. Mrs. Manugian seconded and the motion passed unanimously.

Minutes approved July 13, 2011.