



## Town of Groton Massachusetts Zoning Board of Appeals

Meeting Agenda and Minutes

### May 16, 2012 - McLaughlin

#### Present

Mark Mulligan, Chairman  
Cynthia Maxwell, Member  
Robert Cadle, Member  
Bruce Easom, Associate Member

#### Not Present

Alison Manugian, Member  
Megan Mahony, Associate Member  
Carol Quinn, Associate Member  
Jay Prager, Member

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

#### Meeting Minutes

##### McLaughlin Special Permit

No abutters were present.

Chairman Mulligan convened the hearing by reading the Legal Notice.

One board member was not present. The applicant opted for a four-member board, understanding that a unanimous vote is required for a permit.

Mr. McLaughlin, applicant, said the house was built in the 1930's by the Blood family for 850 dollars. He said they bought it from the Sergeants, who purchased the property in the 1950's. He said the Sergeants put on a small addition, which now consistently leaks. He said he wants to put a second story on, which will allow for a bigger bedroom and an additional bathroom, noting that no additional bedrooms are

proposed. He said he also wants to put dormers on the side of the existing structure because the ceiling is so low that an average person bangs his or her head. He said that one portion was built in the 1970's, which is currently used as a mudroom and is very damp. He said he wants to lift up this section about eight inches to put in a basement, and to better the roof pitch, which is currently quite flat. He noted that the mudroom is the closest point to side lot line.

Chairman Mulligan noted that none of the non-conformities seem to be increasing.

The applicant said no, noting that the footprint stays the same. He said the dormers and driveway are going on the left side of the dwelling, noting that the right hand side has no dormers. He said the new second story would have a shallow pitch that matches the current roof pitch, and will have a slight overhang with two more columns propping it up. He said there is no increase and that it will hardly be visible from the street.

Chairman Mulligan requested clarification regarding where dormers will be and where the pillars will be.

The applicant noted that this is a nice neighborhood and they want to stay but need another bathroom.

Discussion ensued regarding the BOH issues and whether a new and bigger septic system will be required.

Mr. McLaughlin said he unsure but Mr. Grossman, Health Agent, said he didn't think it would be a problem. He said they are not adding bedrooms.

1. Social, economic and community needs will be unaffected by this proposal.
2. Traffic flow and safety will not be impacted by this proposal.
3. No additional utilities are required.
4. The character of the neighborhood will be relatively unaffected because the addition is in keeping with the existing dwelling.
5. There is not an increase in the number of bedrooms and thus the proposal should have minimal environmental impacts.
6. The project presumably should have a slightly positive fiscal impact.

Thus, Mr. Cadle made a motion to grant a special permit to Daniel and Tracy McLaughlin, to allow the construction of an addition/alterations on Lot 106-26, 93 W. Main St., W. Groton, and with the following conditions attached:

- 1) The addition/alterations shall be constructed as shown on the two-page plan dated April 8, 2012.
- 2) The number of bedrooms shall not change.
- 3) All BOH/Title V septic requirements/regulations shall be met prior to the issuance of a building permit.

- 4) The validity of this permit is dependent on the applicant recording this decision at the Middlesex Registry of Deeds. A building permit shall not issue until the Applicant has filed with the Building Inspector and the Board of Appeals a copy of this decision setting forth the Book and Page reference, together with the date and time of recording of the decision in the Middlesex Registry of Deeds.

The motion was seconded and passed unanimously.

### **Other business**

### **Minutes and Bills**

A Groton Herald bill was signed.

No minutes were approved.

Mr. Easom made a motion to adjourn at 8:35 pm. Mr. Cadle seconded and the motion passed unanimously.

Minutes approved 7/11/12.