



## Town of Groton Massachusetts Zoning Board of Appeals

Meeting Agenda and Minutes

### September 12, 2012 – Georgia/Cypress-Scira, Morton

#### Present

Mark Mulligan, Chairman  
Megan Mahoney, Associate Member  
Robert Cadle, Member  
Bruce Eason, Associate Member  
Jay Prager, Member

#### Not Present

Alison Manugian, Member  
Carol Quinn, Associate Member  
Cynthia Maxwell, Member

The meeting was called to order at 7:00 pm.

#### Meeting Minutes

Chairman Mulligan reconvened the Sciria/Cypress hearing.

The applicant requested the hearing be continued to 10/24/12 at 7:00 PM.

A motion was made, seconded and passed unanimously to continue the hearing to 10/24/12.

Chairman Mulligan reconvened the Scira/Georgia road hearing by reading the legal notice.

The applicant requested the hearing be continued to 10/24/12 at 7:15 PM.

A motion was made, seconded and passed unanimously to continue to 10/24/12.

Chairman Mulligan convened the Morton hearing by reading the Legal Notice.

No abutters were present.

Mr. Morton said he wants a second lean-to addition to the left of the existing house to park his truck. He noted that there is a lean-to on the right and wetlands to the rear. He said they would still have 36 feet of setback.

Mrs. Morton said she likes symmetry and this makes the garage even.

Mr. Prager asked why the lean-to could not go on the rear of the garage.

Mr. Morton said there was a well behind the garage and on the other side is a sudden, steep hill.

Discussion ensued regarding topography.

Mr. Prager asked why they couldn't add a small garage to the house.

Mr. Morton said there is a lot of ledge.

Mrs. Morton said there are other issues re: well lines, hills and steepness.

Mr. Prager said this project should be done without a variance if possible.

Mr. Morton said a lean-to structure is much cheaper.

Mrs. Morton said it is just a drive through structure.

Mr. Prager asked why they need a foundation if the lean-to is just a drive through.

Mr. Morton said he is building it into a hill and needs the reinforcement, noting that he wants to keep as much hill as possible.

Mr. Cadle asked about the left side lean-to.

Mr. Morton said he is still working on it.

Mrs. Morton said the pictures are from before work was begun on the left lean-to.

Mr. Cadle asked whether he sells firewood.

Mr. Morton said he does, noting that he wants to use the existing garage for a carpentry shop.

Discussion ensued regarding the exact uses for the garage and lean-tos.

Mr. Prager said he would like a site walk.

Discussion ensued with times and the board asked for permission for individuals to look.

The applicants gave said permission.

Mr. Prager suggested a site walk for 9 am on 9/22/12.

Mr. Easom asked for permission to walk the site tomorrow afternoon.

The applicants said yes.

Mr. Cadle made a motion to continue to 9/26/12 at 7 PM. Mr. Easom seconded and the motion passed unanimously.

### **Other business**

Mr. Cadle suggested sending a letter to the PB to address the abandonment bylaw.

Discussion ensued regarding the difference between non-use and abandonment.

### **Minutes and Bills**

No bills and no minutes were signed/approved.

Ms. Mahony made a motion to adjourn at 8:15 PM. Mr. Prager seconded and the motion passed unanimously.

Approved 10/10/12.