



Town of Groton Massachusetts Zoning Board of Appeals

Meeting Agenda and Minutes

October 10, 2012 – Morton, GRG Sign, Squannacook Hills

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 7:20 pm.

Meeting Minutes

Chairman Mulligan reconvened the Morton hearing and noted that a site visit has happened.

Mr. Cadle asked whether there would be a shop and two open areas.

Mr. Morton said yes, and one open area will have a car more regularly.

Mrs. Morton said one of the garage areas is for cars only when it is snowing.

Mr. Cadle asked why the area couldn't be in back.

Mrs. Morton said the well line is behind the garage and digging footings would be a problem.

Mr. Prager said that as explained by the applicant, the well lines run under a section that will be covered with cement, noting that he doesn't understand why the garage couldn't be on the back of the structure and not build out toward road. He said variance standards are tough and feels the garage could be built without a variance. He said out back construction will not impinge on the well lines more than the already constructed addition does.

Mrs. Morton said getting vehicles into the garage area would be difficult if it was built out back, but acknowledged that it could be constructed out back.

Mr. Prager went on to explain his thoughts about how it could work and said he would be more sympathetic if there was no way the lean-to could be built out back.

Mr. Morton said he thinks it would look a lot better if built to the side.

Mr. Prager agreed that it would look better but said it doesn't rise to the criteria needed for a variance.

Mr. Cadle said he has a concern about the turning space and needing to cut into the hill more if the lean-to is in back.

Discussion ensued regarding whether a variance grant is warranted.

Mr. Easom said he feels it is important to exhaust all alternatives.

Mr. Cadle suggested adding conditions.

Ms. Mahony felt that conditions were beside the point if the criteria for a variance are not met.

Further discussion ensued.

Mr. Prager suggested modifying the plan/ structure to make the garage what the applicants wanted.

Applicant requested a continuation to 1/16/13 @ 7 PM to allow the applicants to prepare an engineered plan.

Other business

Groton Gardens signage: The sign is already up and has sign committee approval; the board needs to sign off because it is under a comprehensive permit. Mr. Easom made a motion to approve the sign permit application as submitted by Broadmeadow Sign for Groton Residential Gardens. Mr. Cadle seconded and the motion was approved unanimously.

Squannacook Hills: The developer is marketing the constructed units (none of which have sold) as rentals with an option to purchase. Discussion ensued regarding whether this is a major change and would necessitate a new hearing or whether it is just a different marketing strategy. Mr. Cadle felt it is a major change and discussion ensued regarding how to handle it. The board determined that if more than 25% become rentals then this could require a revisit to the board.

Minutes and Bills

No minutes or bills were approved.

Ms. Mahony made a motion to adjourn at 8:45 PM. Mr. Prager seconded and the motion passed unanimously.

Minutes approved 11/14/12.