



Town of Groton Massachusetts Zoning Board of Appeals

Meeting Agenda and Minutes

February 27, 2013 – Jennings, Groton Collision

Present

Mark Mulligan, Chairman
Cynthia Maxwell, Member
Robert Cadle, Member
Bruce Eason, Associate Member
Jay Prager, Member

Not Present

Megan Mahoney, Associate Member
Alison Manugian, Member

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

Meeting Minutes

Jennings Special Permit

Chairman Mulligan convened the special permit hearing by reading the Legal Notice into the record.

Mary Jennings, applicant, has an application for an existing apartment that was in her home when she moved in in 2001. She said she is seeking to comply with the 2005 accessory apartment by-law, noting that she is trying to refinance and the bank is requiring this special permit. She said the apartment has 575 square feet, one bedroom, sufficient parking, and she is working with the Board of Health regarding putting in a deed restriction limiting the number of bedrooms to four, to comply with Title V.

Discussion ensued regarding what a deed restriction entails.

Member Cadle asked whether there are separate kitchen and sanitary facilities.

Ms. Jennings said yes.

Member Prager made a motion to grant a special permit for an accessory apartment. Member Cadle seconded and the motion passed unanimously.

Groton Collision/Olson Special Permit

Chairman Mulligan read the legal notice into the record.

Ray Lyons, agent for Bob Olson (Groton Collision Repair), said his client is asking for the permit to run with the property/his ownership, rather than having an expiration date.

Member Easom said he has had his truck repaired by Gary Wilson, who leases space from the applicants.

Member Prager asked about the rezoning by town meeting notation in Atty. Lyons' letter.

Atty. Lyons said it was not rezoned by town meeting.

Member Cadle said he noticed that the permit had lapsed and asked about site plan review.

Atty. Lyons said it has been reviewed by the PB and has site plan review approval, for the addition that Gary Wilson leases for his business.

Member Cadle asked whether the ZBA has the jurisdiction to grant a permit, rather than the PB since the permit has lapsed.

Discussion ensued regarding what bylaw to look at and whether a PB special permit would be required.

Member Prager noted that the project is not changing.

Member Prager made a motion to grant a special permit to the current owners, indefinitely, conditioned that it is non-transferable, and with all other condition from Permit #21-05, including site plan review conditions and all potentially hazardous materials, paint, etc., will be stored inside in containers, in accordance with the law.

Member Easom seconded and it passed unanimously.

Other business

Minutes and Bills

Member Maxwell made a motion to approve the 1/30/13 minutes as drafted, reversing 218-E62 to 6E2. The motion was seconded by Member Easom and passed unanimously by those in attendance of the meeting.

Member Easom discussed a letter he addressed to town counsel about altering a non-conforming structure, along with a diagram of his thoughts.

Member Prager made a motion to adjourn at 7:30 pm. Member Maxwell seconded and the motion passed unanimously.

Minutes approved 4/17/13.