



Town of Groton Massachusetts Zoning Board of Appeals

Meeting Agenda and Minutes

May 29, 2013 – GELD Temporary Offices

Present

Cynthia Maxwell, Member
Robert Cadle, Member
Bruce Eason, Associate Member
Alison Manugian, Member

Not Present

Megan Mahoney, Associate Member
Jay Prager, Member
Mark Mulligan, Chairman

A quorum was attained. The meeting was called to order at 7:07 pm.

Meeting Minutes

GELD Special Permit

Acting Chairman Maxwell convened the GELD temporary office hearing by reading the legal notice.

The applicant opted for a four-member board with the understanding that a unanimous vote is required.

Atty. Collins, agent for GELD, said it is a simple application, noting that Geld needs temporary office space that is proposed to be in 11 Station Ave. He said this is right across from town hall, and a nice temporary use that may lead to an other than residential use later. He said the linemen will be in a temporary office trailer located further down Station Ave., noting that GELD needs to function while the construction of new buildings is happening. He said this would keep the populace away from a major construction site, noting that site plan review was required and approved by the PB. He said the last lingering requirement is a special permit from the ZBA, noting that originally the bylaw was for temporary

office trailers but was amended to allow it in a building. He said here he is asking for both, for the office personnel in the house and the lineman in a trailer.

Member Cadle asked about the zoning.

Atty. Collins said it is in an overlay district but without that is just residential, noting that the overlay district allows for business uses.

Discussion ensued regarding what the building was used for in the past, which was primarily as a residence.

Atty. Collins said the only issue is that the building is not ADA compliant. He said there are no structural changes proposed so there is no requirement for ADA compliance, but if there is anyone with accessibility issues, someone from GELD will meet them at either town hall or go to their home. He said this is perfect as a small office.

Member Easom asked how long his is asking the permit for.

Atty. Collins said the board could only grant for one year, noting that his client thinks the project can be done in one year. He said 18 months is more realistic so he will have to come back.

Discussion ensued regarding the permit extension act and how that would/could affect this. Of note: The permit act has expired.

Discussion ensued regarding whether a bond would be required.

Member Easom made a motion to issue a special permit for temporary uses for a temporary office at 11 Station Avenue for GELD office staff and for a temporary office trailer to house linemen at 23 Station Avenue. The permit for said uses is valid for a period of 12 months and requires a posted bond of \$1500 to ensure the removal of the trailer upon completion of the project (pursuant to §218-33.C of the Groton Zoning Bylaw).

Other business

Minutes and Bills

No bills were approved/signed.

Member Maxwell made a motion to approve minutes for April 17th. The motion was seconded and passed by the three members present.

Member Easom made a motion to adjourn at 7:25 pm. The motion was seconded by Member Manugian and passed unanimously.

Minutes approved 6/19/13.