



## Town of Groton Massachusetts Zoning Board of Appeals

Meeting Agenda and Minutes

### June 12, 2013 – Matisse, Groton Wellness Camp

#### 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

##### Matisse Special Permit

Chairman Mulligan convened the Matisse special permit hearing by reading the legal notice.

Both applicant and contractor were present. No abutters were present.

Mr. Matisse said he bought a car and the garage was 20 inches too short.

Member Prager asked for clarification about whether he was only extending the length and not the width.

Mr. Matisse said yes, only the length.

The contractor said it is 30 inches plus 6 inches for the overhang.

Mr. Matisse said this will look best with the church. He said he is extending the door side towards the street, noting that he wants to reuse the existing window.

Member Maxwell asked whether he is putting in a bigger door.

Mr. Matisse said it would be a nine-foot door instead of eight.

Member Cadle asked why he was going forward rather than back.

Mr. Matisse said he couldn't build to the rear because there is an endless pool there.

Member Prager said this does increase the non-conformity somewhat.

The contractor said only in lot coverage.

Mr. Matisse noted that it is such a small percentage.

Member Prager made a motion to approve the special permit request made by Mr. Matisse, to increase the length of the garage by 30 inches. Member Easom seconded and the motion passed unanimously.

Findings: The impact is negative, etc. A condition of HDC approval was included.

### **Groton Wellness Special Permit**

Chairman Mulligan convened the Groton Wellness special permit hearing by reading the legal notice.

Several abutters were present.

Rita Hunt, operations manager, said she wants to have kids to come in the morning and go to garden to learn about weather, seasons, and pick from garden and then cook in the afternoon class.

Chairman Mulligan asked where the garden lot is in proximity to Groton wellness.

Ms. Hunt said it is on Gratuity Road, where there is already a big garden. She said the program was originally for ages 5-17 but only 5 to 12 year olds have signed up.

Member Cadle asked whether there has been a good response.

Ms. Hunt said they have had good response, noting that parents are very excited. She said they have a helper and will use the buddy system to get kids to the garden.

Member Easom asked for the garden to be marked on the parcel map.

Ms. Hunt said it is toward the back.

Member Maxwell asked whether the resident of house has any connection to them.

Ms. Hunt said he works for Groton wellness.

Member Cadle asked for clarification as to where Gratuity Road is located.

Fredreick Dubey, Gratuity Road resident, said he wants to know what is happening there.

Ms. Hunt said Gary Hageman has a garden and kids are going to learn to garden and cook back at Groton wellness.

Mr. Dubey asked about traffic.

Ms. Hunt said there would be no traffic, noting that there would be kids for 4 weeks out of the summer, Monday through Friday, ages 5-12, walking to the garden.

Member Maxwell asked how many kids.

Ms. Hunt said 10 per group, noting that there could be two groups of ten, one in the morning and one in the afternoon.

Discussion ensued regarding where the gardening versus cooking would be happening.

Mr. Dubey asked whether this program is going to grow much over the years.

Ms. Hunt said it is very limited, particularly due to the limit of cooking space. She said they couldn't do more than ten, noting that they have a two-year agreement with the garden owner.

Mr. Dubey said there are businesses in town that shouldn't be there, but said he has no problem with a garden.

Member Easom said this is completely in keeping with the aggie uses outlined in the master plan, noting that he doesn't think it would be detrimental to the character of the neighborhood.

Member Prager made a motion to approve a special permit including both addresses on the application, for two years. Member Easom seconded and the permit was granted for two years, unanimously.

## **Other business**

## **Minutes and Bills**

A Groton Herald bill was approved/signed.

No minutes were approved.

Member Prager made a motion to adjourn at 7: 35 pm. The motion was seconded by Mr. Easom. and passed unanimously.

Approved 8/7/13.