



Town of Groton Massachusetts Zoning Board of Appeals

Meeting Agenda and Minutes

September 18, 2013 –Nordberg, Mavilia

Present

Mark Mulligan, Chairman
Cynthia Maxwell, Member
Robert Cadle, Member
Alison Manugian, Member
Jay Prager, Member
Bruce Easom, Associate Member

Not Present

Megan Mahoney, Associate Member

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

Meeting Minutes

Nordberg Special Permit

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

Ms. Nordberg, applicant, said she lives on a corner lot in Lost Lake, noting that the existing house is too close to the Lost Lake Drive side, and thus is non-conforming. She said she wants to put on a one bedroom and bath addition, noting that she obtained the required permits from all other boards and now needs a ZBA special permit.

Chairman Mulligan asked whether the addition was going any closer to the lot line.

Ms. Nordberg said no.

Members Prager and Manugian said they felt a special permit is not necessary and suggested that a discussion needs to be had with the Building Inspector. Member Prager said he feels there is incongruity between 218-6.1 and 2. He also suggested having a finding that if the BI agrees that a permit is not necessary, then he could issue a building permit.

Chairman Mulligan said he feels that the board should err on the side of caution.

Discussion ensued regarding how to proceed.

Member Cadle said he feels the board can't say no because the applicant is entitled to a special permit, but still needs a special permit as opposed to a by right building permit.

Member Prager said he drove by and has no issue with the proposal.

A direct abutter noted that he is thrilled with everything the applicant has done.

Several abutters were present in favor.

Member Easom, as a member of the audience, asked whether under Section 2, if the addition conforms, does that mean the board has to grant a permit or is it by right.

Discussion ensued regarding process and where the property line is, etc.

Member Prager suggested just giving the special permit rather than haggling with the BI re: semantics.

Member Manugian made a motion to grant a special permit because the proposal is not detrimental to the neighborhood, etc. Member Prager seconded and the motion passed unanimously.

Mavilia

Chairman Mulligan reconvened the Mavilia hearing.

Attorney of appellant requested a continuation.

A motion to continue the hearing to November 13th was made, seconded and passed unanimously.

Other business

Discussion –Letter to BOS re: SH money for affordable housing only. The Board suggested that Mrs. Collette draft a memo and they can send it.

The Board also suggested that the BI write a memo of explanation when sending applicants to the ZBA.

Minutes and Bills

A Groton Herald bill was signed.

Member Maxwell made a motion to approve the 8-7-13 minutes as drafted. The motion was seconded by Member Easom and passed unanimously.

Member Manugian made a motion to adjourn at 8:00 pm. The motion was seconded by Member Prager and passed unanimously.

Minutes approved 10/30/13.