



Town of Groton Massachusetts Zoning Board of Appeals

Meeting Agenda and Minutes

February 19, 2014 – Barbon, Field/M&M, Johnson,

Present

Cynthia Maxwell, Member

Robert Cadle, Member

Alison Manugian, Member

Bruce Easom, Associate Member

Jay Prager, Member

Not Present

Mark Mulligan, Chairman

Megan Mahoney, Associate Member

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

Meeting Minutes

Field Special Permit

Acting Chairman Maxwell reconvened the Field hearing.

The applicant requested to withdraw.

Member Manugian made a motion to allow withdrawal without prejudice.

Dave Hefner, abutter, asked whether a withdrawal without prejudice would allow him to start the process again, noting that he doesn't think the board should decide the use issue and should just deny the permit.

Discussion ensued regarding what a withdrawal without prejudice means.

Discussion ensued regarding what progress has been made in site clean up.

The motion was seconded and passed unanimously (one abstention because not present).

Barbon Special Permit

Acting Chairman Maxwell convened the public hearing by reading the legal notice.

Mr. Babineau, builder, said he is applying for an accessory apartment permit for his clients' mother-in-law, who is living with them and handicapped. He said the structure is already there is just being restructured for the apartment.

Member Cadle said the plan is a little confusing and asked about the garage doors.

Mr. Babineau said they are fake doors that add insulation. He said there is an access door behind the big tree on the property.

Discussion ensued regarding what accessory apartment bylaw requirements are.

Mr. Babineau said they are on sewer and town water, and there will be a ground level walk in and out, noting that the apartment is all on one floor.

Member Cadle asked about the separate water meter requirement.

Mr. Babineau said he has until July to put in a water service. He said it is paid for and he just needs to file permits with the State. He said the house already has town water but only has a ¾ inch line so a new bigger line will be necessary for the apartment.

Member Cadle said he thinks this is why the bylaw has been adopted, to ensure that the apartment is in compliance.

Member Manugian made a motion to approve a special permit for an accessory apartment with the condition that the second water line be installed by July 2014. Member Prager seconded and the motion passed unanimously, with the condition that all water department requirements be met.

Johnson Special Permit/Variance

Acting Chairman Maxwell reconvened the public hearing.

A Site walk is scheduled for the 3rd of March at 8 AM.

The hearing was continued to March 6th at 7 pm. Member Manugian made a motion, Member Prager seconded and the motion passed unanimously.

Other business

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Minutes and Bills

No minutes were approved.

No bills were signed

Member Manugian made a motion to adjourn a 7:35 pm. The motion was seconded by Member Cadle and passed unanimously.

Minutes approved 4/2/14.