



Town of Groton Massachusetts Zoning Board of Appeals

Meeting Agenda and Minutes

May 21, 2014 – Johnson, Platt/Blackman

Present

Mark Mulligan, Chairman
Robert Cadle, Member
Alberta Erickson, Associate Member
Alison Manugian, Member
Bruce Easom, Associate Member via conference call

Not Present

Jay Prager, Member
Megan Mahoney, Associate Member
Cynthia Maxwell, Member

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

Meeting Minutes

Johnson Variance/Special Permit

Chairman Mulligan reconvened the hearing.

The applicant requested a continuation to June 4, 2014.

Member Manugian made motion to continue the hearing to the 4th. The motion was seconded and Members Mulligan, Manugian, Erickson, Cadle and Easom all voted yes.

Platt/Blackman Special Permit

Chairman Mulligan convened the hearing by reading the Legal Notice.

Paul Matisse and Dan Wolfe were present in audience.

Chris Brown, from Platt Builders, said his client wants to remove the back of the house and build an addition. He said the addition would be conforming, noting that the house is not due to front setback.

Member Cadle said he had a question about the chimneys.

Mr. Brown said both chimneys would be removed.

Member Erickson asked why the chimneys are being removed.

Mr. Brown said they are in bad condition and unuseable, noting that the owner wants a gas fire and no open fire.

Mr. Matisse said he wants to see what the building will look like, noting that he lives in the church across the street.

Member Cadle asked whether the property is in the historic district.

Mr. Brown said it was not.

Mr. Matisse said the past owner's actions were what was instrumental in creating the HDC. He said he bought the hospital where Donelans now is and tore down trees, etc., noting that the town was upset because there was nothing to be done. He said this gentleman razed other properties and left town while they were being destroyed.

Member Manugian made a motion to grant a special permit to Platt as agent for Blackman, as proposed because the project is not more detrimental to the neighborhood and doesn't increase the non-conformity. The motion was seconded.

Member Cadle requested a clarification that there would be no increase in height, which was correct.

Erickson, Manugian, Cadle, Easom and Mulligan all voted in favor of the motion to grant a special permit.

Other business

Minutes and Bills

No bills were signed nor minutes approved.

Member Manugian made a motion to adjourn 7:30 pm. The motion was seconded by Member Cadle and passed unanimously.

Minutes approved 7/9/14.