



## Town of Groton Massachusetts Zoning Board of Appeals

Meeting Agenda and Minutes

### October 15, 2014 – Shapiro

#### Present

Cynthia Maxwell, Member

Robert Cadle, Member

Bruce Easom, Associate Member

Mark Mulligan, Chairman

Berta Erickson, Associate Member

#### Not Present

Jay Prager, Member

Megan Mahoney, Associate Member

Alison Manugian, Member

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

#### Meeting Minutes

##### Shapiro Special Permit

Chairman Mulligan convened the hearing by reading the legal notice.

Maureen Giattino, architect, introduced the Shapiros, noting that they want to put an accessory apartment in an existing barn.

Chairman Mulligan asked about any exterior changes.

Ms. Giattino said there would be very little changes other than new windows, etc. She said it is nice to see the barn being used for this, noting that it is in tough shape now. She said this is a good use from a preservation standpoint.

Member Cadle asked about the floor plans and for clarification as to which part will be the apartment.

Ms. Giattino outlined the details, noting that there will also be a home office in the barn.

Discussion ensued regarding the entrances, etc.

Chairman Mulligan noted the Conservation Trust letter in support for the record.

Discussion ensued regarding elevations, floor systems and basement space.

Ms. Giattino said basement space wouldn't be usable for other than storage, even with a replaced slab.

Michelle Collette said she wants to enter into record the two conservation restrictions that deal with outward appearance and the restriction on record re: surrounding land, which makes this a very unique situation because this project will be in keeping with said restriction/s. She said they are all very pleased with this solution.

Chairman Mulligan said the letter from the Cons. Trust says it is in compliance.

Ed McNierney, author of said letter and direct abutter, said the Trust is very happy with this plan.

Mrs. Shapiro said she is very happy to be there, noting her understanding of how important the land is to the town, etc. She said every decision is made to be "period", stressing that she wants to beautify the property for everyone.

Member Cadle noted that yesterday was the first time he was down there and it is beautiful.

Mr. McNeirney said the Smegelskis are tenant farmers and the Trust is very happy with their maintenance.

Member Cadle said this meets all the criteria of the bylaw and made a motion to grant a special permit for an accessory apartment as applied for by Shapiro, with attached plans and as complied with under §218-16D as well as §218-4.

Member Maxwell seconded the motion and it passed unanimously.

### **Other business**

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### **Minutes and Bills**

No minutes were approved.

Member Maxwell made a motion to adjourn at 7:30 pm. The motion was seconded all voted aye.

Approved 10/29/14.