



## Town of Groton Massachusetts Zoning Board of Appeals

Meeting Agenda and Minutes

### October 29, 2014 – Detwiller

#### Present

Cynthia Maxwell, Member  
Robert Cadle, Member  
Mark Mulligan, Chairman  
Berta Erickson, Associate Member  
Jay Prager, Member

#### Not Present

Megan Mahoney, Associate Member  
Alison Manugian, Member  
Bruce Easom, Associate Member

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

#### Meeting Minutes

##### Detwiller Special Permit

Chairman Mulligan convened the hearing by reading the legal notice.

One abutter was present and spoke in favor of the application.

Mr. Detwiller submitted a newer version of the explanation of the proposed addition and read it into the record. He then submitted photos into the record, noting that they want to preserve the existing garage door and build a lean to in the footprint of a lean to that previously existed. He then submitted a photo that showed some evidence of the old lean to.

Member Cadle asked how long ago the lean to was torn down.

Mr. Detwiller said the previous owner thought it was torn down in the '60's.

Member Erickson asked how long the previous owner owned it for.

Mr. Detwiller said she owned it for a long time, noting that he bought it as a two family and wants to convert to a single family to allow grandchildren to visit and have a second car garage.

Member Prager asked how close the neighboring house is.

Mr. Detwiller said a stone wall separates the properties, along with a lot of planting, noting that he is unsure of the exact distance.

Steve Flanders, abutter at 18 Elm, said he moved in last November, noting that he fits a car and then a flowerbed and rock wall divide the property. He said this project has no real impact but he would like to know why there is a 15-foot setback requirement.

Chairman Mulligan said this is a pretty standard setback requirement, to keep houses slightly apart.

Discussion ensued regarding setbacks and the non-conforming nature of the lots in the neighborhood.

Mr. Detwiller said he had the property surveyed but the plan doesn't show the abutting property.

Discussion ensued regarding how fire safety equipment could get to the rear.

Mr. Detwiller showed pictures of the condition of the barn when he purchased the property, noting that it had been neglected over time.

Member Prager said there is no reason to be against this proposal and made a motion to approve as requested. The motion was seconded and passed unanimously.

## **Other business**

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## **Minutes and Bills**

Member easom made a motion to approve the 10/8/21 minutes as drafted. The motion was seconded and passed three to one. Berta made to approve 10/29 as drafted seconded and unanimous..

No bills were signed.

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

Approved 12/3/14.