



Town of Groton Massachusetts Zoning Board of Appeals

Meeting Agenda and Minutes

January 28, 2015 – Croteau

Present

Mark Mulligan, Chairman

Robert Cadle, Member

Alison Manugian, Member

Berta Erickson, Associate Member

Not Present

Megan Mahoney, Associate Member

Cynthia Maxwell, Member

Jay Prager, Member

Bruce Easom, Associate Member

A quorum was attained. The meeting was called to order at 6:05 pm.

Meeting Minutes

Croteau/Champney St. Special Permit

Chairman Mulligan reconvened the hearing.

Michelle Collette, Town Planner, was present. George Baringer, Planning Board, was present. No abutters were present.

One board member was unable to attend due to storm delays. The applicant understands that a unanimous vote is required.

Chairman Mulligan read the memos from the Building Inspector and Planning Board into the record.

Member Cadle asked about the Fire Chief's letter as attached to the PB memo.

Of note: the Fire Chief's letter was not in the email originally sent, but was in the application packet. Discussion ensued regarding the ramifications of the renumbering on July 25, 2012.

Mrs. Collette said the assessor's records went way back, which gave a little perspective as to when the conversion to three or four units may have occurred, between 1957 and 1976, and likely in 1976. She also read from an old Groton Zoning By-law dated 1970. She said it is over the statute of limitations and thus a grandfathered non-conforming use.

Discussion ensued regarding whether a special permit was required to convert from rental to condos.

Of note: this is not within the ZBA's purview.

Chairman Mulligan asked Mrs. Collette to explain what a Level 1 Site Plan Review is. She said it is administrative with no public hearing, addressing parking, lighting and dumpsters, etc. She said it is a very friendly process to ensure adequate parking and facilities.

Mr. Croteau said there is ample parking.

Discussion ensued regarding how a non-grandfathered four unit dwelling would be handled.

Member Manugian made a motion to grant a special permit because the plans submitted show the project is not more detrimental to the neighborhood than what exists, and conditioned on site plan review and no additional bedrooms be added without evidence of adequate legal sewer capacity. Member Erickson seconded and the motion passed unanimously.

Other business

.

Minutes and Bills

No minutes were approved. No bills were signed

Member Manugian made a motion to adjourn at 6:30 pm. The motion was seconded and all voted aye.

Approved 2/25/15.