



Town of Groton Massachusetts Zoning Board of Appeals

Meeting Agenda and Minutes

February 25, 2015 – H & V Trailer, Halloran SP

Present

Mark Mulligan, Chairman
Robert Cadle, Member
Cynthia Maxwell, Member
Bruce Easom, Associate Member
Berta Erickson, Associate Member

Not Present

Megan Mahoney, Associate Member
Alison Manugian, Member
Jay Prager, Member

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

Meeting Minutes

Hollingsworth and Vose Temp. Trailers Special Permit

Chairman Mulligan convened the hearing by reading the legal notice.

No abutters were present.

Gabe Recos, construction manager, gave a brief explanation of where the trailers will be located and a brief summary of the overall construction project. He said the project should be completed by the end of next January.

Member Cadle asked whether the trailers would have electricity and how it is fed to them.

Mr. Recos said that each contractor is responsible for hooking up their trailers, noting that there is an electrical pole on the site.

Member Cadle asked about sanitary facilities.

Mr. Recos said they would get the appropriate number of portable toilets so factory workers will not be disturbed.

Member Easom said they would need to get a permit for the toilets, noting that it is free.

Member Cadle asked about trailer 2 to 5 locations, noting that only two trailers are shown on the application plan.

Mr. Recos said he wanted to give the general location of the trailers.

Chairman Mulligan read the planning board memo into the record.

Member Easom made a motion to approve a permit for up to five trailers for one year and contingent on receipt of a \$1500 bond paid to the treasurer's office.

The motion was seconded and passed unanimously.

Halleran Special Permit

Chairman Mulligan convened the hearing by reading the legal notice.

An email in support of the project was read into the record. A Planning Board memo offering no comments was read into the record.

No abutters were present.

Member Erickson noted for the record that she is a friend of the applicants; there were no objections.

Mr. Margolis said he wants to add on to the back of the house, and the existing bedroom on the first floor will become a full bath. He said he wants to make the living space on one floor and thus no additional bedrooms are being added. He said the new plan presented showed a frost foundation rather than a pier foundation, which does not have a basement but goes below the frost line. He said there would be an access from the existing basement to the frost foundation to provide ventilation.

Member Easom asked what surface is under the porch.

Mr. Margolis said it is paved and they currently park a car underneath.

Member Cadle said he wants an explanation of what the change is on the plan (frost foundation vs. pier foundation).

Member Easom said the addition appears to be more than 15 feet from the side boundary and no closer to the front boundary than what is existing and does not create more non-conformity in height.

Member Cadle said the addition has nothing to do with the acreage and frontage non-conformity.

Mr. Halleran said it is for his benefit because he can't climb stairs well.

Member Cadle made a motion to grant a special permit for the Halleran family trust to alter the existing porch into a sitting room and bedroom as shown on plans submitted both with the application and with the update submitted on 2/25/15.

The motion was seconded and passed unanimously.

Other business

Minutes and Bills

Member Cadle made a motion to approve the 1/28/15 minutes as drafted. The motion was seconded and passed unanimously.

One Groton Herald bill was signed.

Member Easom made a motion to adjourn at 7:45 pm. The motion was seconded and all voted aye.

Approved 3/25/15.