



## Town of Groton Massachusetts Zoning Board of Appeals

Meeting Agenda and Minutes

**May 13, 2015** –Broughton SP, Bukrian. SP

### **Present**

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

### **Not Present**

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

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

### **Meeting Minutes**

#### **Broughton Special Permit**

Chairman Mulligan convened the hearing by reading the legal notice.

Two abutters were present, making no comments.

The Broughtons were present, applying under §218-6E. He said there is currently a kitchen on a crawl space that would be demolished and there would be a 14 x 34 rebuild in the same footprint that incorporates part of a deck and part of the lawn. He said the new addition will be the same width and somewhat longer but will comply with all setbacks. He noted that he also received a variance from the board of health that had a determination in the shape.

Chairman Mulligan asked whether a new deck would be constructed on the back of the addition.

Mr. Broughton said it would.

Member Cadle asked whether the 34 feet is in addition to the existing kitchen.

Mr. Broughton said it measures 34 feet from the existing house but not including the existing kitchen, noting that it is the total length.

Chairman Mulligan asked whether there would be living space in the new basement.

Mr. Broughton said that due to constraints of the water table, there is not much head room and it is just a basement.

Member Cadle asked whether the main house would also be getting a basement.

Mr. Broughton said there is already a basement under the existing house.

Member Cadle asked about access from the old basement to the new.

Mr. Broughton said there would be both a bulkhead access and a door created by punching through the stones of the existing basement. He said the utilities would not be changed, including the heating system.

Member Cadle asked whether a septic plan has been approved.

Mr. Broughton said Mr. Grossman approved the plan last January, noting that he did not bring the board of health permit. He said there still would be two bedrooms.

Member Maxwell asked whether there would be a bathroom in the basement.

Mr. Broughton said there would be no basement bathroom.

Discussion ensued regarding some of the details of the addition.

Member Cadle asked how high the addition would be.

Mr. Broughton said it is a single story and shorter than the existing house. He said the only addition to the existing house is a shed dormer.

Member Cadle asked how much higher the addition would be than the existing kitchen being removed.

Mr. Broughton said the peak of the roof should be about the same as the existing kitchen, or maybe a few inches higher.

Member Cadle said the addition seems to be coming out 16 feet further than the existing kitchen.

Mr. Broughton said 16 feet plus the width of the pantry.

Member Prager said it seemed to be about 20 feet.

Member Cadle asked how close the addition would be to the shop in the garage out back.

Mr. Broughton said about 18 feet from the shop to the mudroom, not including the deck.

Member Prager said he has no issues with this proposal and it doesn't seem to be detrimental to the neighborhood.

Member Cadle said he thought it was a good plan.

Member Prager made a motion to approve the grant of a special permit to Broughton to alter a non-conforming structure to be constructed according to the plans submitted. Member Erickson seconded and the motion passed unanimously with a condition that the decision be filed at the Registry of Deeds.

### **Bukrian Special Permit**

Chairman Mulligan convened the hearing by reading the legal notice.

Several abutters were present, making no comments.

Ms. Bukrian said she hasn't purchased the property yet but would like to convert it back to a 2 family, since she is a single person. She said the outside of the house would not be changed but the second kitchen will be reconstructed. She said she heard from the water department that she needs a second line and needs to supplement the septic system per the board of health.

Member Prager said nine conditions need to be met under the bylaw 218-27.

Discussion ensued regarding whether the conditions have been or will be met.

Member Prager said this seems to meet the section requirements.

The applicant asked how long the permit would be good for.

A permit is valid for two years unless it has been filed with registry and work has begun.

Member Cadle asked about the heating system.

Ms. Bukrian said there is electric heat but not in that part of the house, noting that she is looking into the cost of baseboards with the likelihood that it will be on a separate meter.

Member Prager made a motion to grant a special permit: Member Cadle seconded and the motion passed unanimously.

### **Other business**

.

### **Minutes and Bills**

Member Maxwell made a motion to approve the 3/25/15 minutes as drafted. The motion was seconded and passed unanimously.

One Groton Herald bill was signed.

Tentative meeting time is July 8<sup>th</sup>, 2015.

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

Approved 6/17/15.