



Town of Groton Massachusetts Zoning Board of Appeals

Meeting Agenda and Minutes

August 5, 2015 – Scofidio, Board Re-organization

Present

Cynthia Maxwell, Member

Jay Prager, Member

Robert Cadle, Member

Mark Mulligan, Chairman

Alison Manugian, Member

Bruce Easom, Associate Member

Not Present

Berta Erickson, Associate Member

A quorum was attained. The meeting was called to order at 7:05 pm.

Meeting Minutes

Scofidio Special Permit

Chairman Mulligan convened the hearing by reading the legal notice.

Several abutters were present.

Ms. Scofidio said she submitted plans for an accessory apartment, noting that she believes it complies with the bylaw. She said the neighborhood (in the center of town) has many accessory apartments. She said she could easily accommodate two cars in addition to her own two. She said she has lived in town 24 years and previously had a business in town.

Member Cadle said he is confused about the apartment itself and how it is configured.

Ms. Scofidio explained the plan, noting that the only thing changing is the downstairs bathroom, which will become a kitchen. She said she is not really altering the house at all.

Member Maxwell said it was confusing because the part they are living in was not shown.

Ms. Scofidio said it was not on the plan because it was not changing.

Discussion ensued regarding the size of the apartment vs. total living area.

Member Manugian said she came up with close to 1000 square feet.

Discussion ensued regarding what is exactly part of the apartment and what is the house.

Ms. Scofidio said she would not have gone through the process if the apartment exceeded 800 square feet.

Member Manugian asked whether the dwelling is on town sewer.

Joni Parker-Roach said she lives across the street and has a similar apartment, noting that it works out well and is in support of project.

Member Maxwell asked where the existing two-car garage is.

Mary Mezker, abutting property resident said she is totally in favor of project. She said she has a duplex and noted it is a nice friendly neighborhood.

Member Manugian made a motion to approve a permit for an accessory apartment at 16 Broadmeadow Road, not to exceed 800 square feet and with an extra parking space. The motion was seconded and passed with four yeas and one abstention. Condition: The water department requires a separate water meter.

Other business

Board Re-org: A motion was made to appoint Member Maxwell as chairman. The motion was seconded and passed unanimously. Member Mulligan was appointed as clerk, with the motion being seconded and passing unanimously.

Discussion ensued regarding the ramifications of the ZBA decision being nullified pursuant to the PB lawsuit, 101 Lost Lake Drive. A suggestion was made to meet with the BOS.

Minutes and Bills

No minutes were approved.

One Groton Herald bill was signed.

Member Manugian made a motion to adjourn at 7:40 pm. The motion was seconded and all voted aye.

Approved 10/22/15