



Town of Groton Massachusetts Zoning Board of Appeals

Meeting Agenda and Minutes

March 30, 2016 –Tavern Hill, Rosa, Corbett

Present

Cynthia Maxwell, Chairman

Robert Cadle, Member

Mark Mulligan, Member

Alison Manugian, Member

Bruce Eason, Associate Member, participating by teleconference

Berta Erickson, Associate Member

Not Present

Jay Prager, Member

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

Meeting Minutes

Tavern Hill Special Permit

Chairman Maxwell convened the hearing by reading the legal notice.

Neil Gorman was present, along with the applicant, David Trudeau.

Mr. Gorman said they have BOH approval and the Cons. Comm. has given them a negative determination, which is a good thing. He then presented a blown up plan, noting that there are small wetlands across the way. He said it is a small lot, noting that the existing house has 31.8 feet front setback and not enough frontage at 173.77 ft. He said he included pictures of the property in the application packet, noting that the existing house meets side and rear setbacks. He said the overall footprint of the house is smaller and the proposed house will be out of the Conservation Commission buffer and the front setback will go from 31 to 38 feet and the sideline setback will be 23 feet. He said the rear setback will remain the same, noting that the driveway will be changing and will be moved further from the wetland to allow for a side entrance garage. He said there would be the same number of bedrooms, noting that they are building a smaller house that is more conforming.

Member Erickson asked about the decrease in size.

Mr. Gorman said at 36x26 sq. ft., it would be about 100 square feet smaller, noting that the overall footprint is much smaller. He said the basement floor of the new dwelling would be above groundwater because of the higher site elevation, which is better. He said the height would be under the 35-foot limit.

Member Cadle said it seems they are not increasing any non-conformities, noting that the lot size and frontage stay the same but otherwise the non-conformities are decreasing.

Member Manugian said abutters have similar setbacks.

Atty. Collins said he knows the neighborhood well and it will actually be further back than most dwellings.

Member Manugian made a motion to grant a special permit with the condition that height be less than 35 feet and as shown on the presented plans dated February 2016. The motion was seconded by Member Cadle and all members voted aye via role call vote.

Rosa Special Permit Renewal

Chairman Maxwell convened the hearing by reading the legal notice.

Atty. Collins was present as representative of the applicant, noting that his client has been working diligently to construct but was held up by septic system decisions. Believes that issue will be resolved within next few months and then can get a building permit. Permit was recorded and probably didn't need to be here but caution is better part of valor and thus seeking a renewal.

Member Cadle said the application was filed before the expiration date.

Member Manugian asked how long he wants the renewal for.

Atty. Collins said one year is okay but two would be better.

Member Cadle said he wants to go with a one-year renewal.

Member Cadle made a motion to allow the renewal of Special Permit #21-13, (submitted 12/10/13) for a period of one year. The motion was second by Member Manugian and approved by role call vote, all voting aye.

Corbett Variance

Chairman Maxwell reconvened the hearing and read the applicant's request to withdraw his petition.

Member Manugian made a motion to allow Mr. Corbett to withdraw without prejudice. The motion was seconded and passed unanimously.

Discussion ensued regarding how to average setbacks of abutting properties.

Other business

Member Manugian will not seek re-appointment when her term expires June 30, 2016. Chairman Maxwell asked whether Member Easom would be interested in serving as a full, regular member. He said he was willing.

Minutes and Bills

Two Groton Herald bills were signed.

Member Manugian made a motion to approve minutes from February 24, 2016. The motion was seconded and passed unanimously.

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

Approved 6/15/16.