



Town of Groton Massachusetts Zoning Board of Appeals

Meeting Agenda and Minutes

August 3, 2016 –Valentine/Suslowicz, Board Re-org

Present

Cynthia Maxwell, Chairman

Mark Mulligan, Member

Robert Cadle, Member

Bruce Easom, Associate Member

Berta Erickson, Associate Member

Not Present

Jay Prager, Member

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

Meeting Minutes

Valentine/Suslowicz Special Permit Renewal

Chairman Maxwell convened the hearing by reading the legal notice.

The Andersons were present as abutters.

Mr. Valentine gave an historic background, noting that the house was built many years ago. He said it is built on a solid foundation and will sustain a second floor, noting that the original plan approved by the board called for the destruction of the house and a small shed. He said his plan is up in the air because he is still working with an architect, noting that he would like to build onto the original structure's foundation and footprint. He said he simply wants to renew the ZBA permit, noting that the plans fall within the permit's purview. He said he has BOH and Cons. Comm. approvals and just needs this renewal, noting that the altered plan should be less aggressive than the plan presented with the original permit.

Member Cadle said he recalls that Mr. Anderson was concerned about the amount of fill needed.

Mr. Valentine said no additional fill is needed but there probably will be some driveway grading.

Mr. Anderson explained his concerns with the original plan that would have raised the level of the house and added a basement.

Member Cadle asked about a garage.

Mr. Valentine said there may be a garage but the BI said that the yellow circle applies to habitable buildings and not a garage or shed.

Chairman Maxwell asked whether they are building on the existing foundation and extending the footprint.

Mr. Valentine said yes, and plus the garage.

Member Erickson said she is concerned about the language of the original permit.

The wording of the permit was discussed.

The Andersons said they are satisfied with the proposal tonight and are in support of it.

Discussion ensued regarding how the board came to issue a special permit and how the litigation went away.

Member Mulligan made a motion to renew the extension as requested for two years for Permit #5-14. The motion was seconded and passed unanimously.

Board Reorganization

Member Mulligan made a motion to make Member Eason a full member to fill in the vacancy created by Member Manugian's departure. The motion was seconded and passed unanimously.

Member Cadle nominated Member Maxwell to continue as chairman. Member Eason was nominated as clerk; both motions were seconded and passed unanimously

Other business

Minutes and Bills

One Groton Herald bill was signed.

Chairman Maxwell made a motion to approve minutes from June 15, 2016. The motion was seconded and passed unanimously.

Member Mulligan made a motion to adjourn at 7:45 pm. The motion was seconded and all voted aye.
Approved 9/21/16.