



Town of Groton Massachusetts Zoning Board of Appeals

Meeting Agenda and Minutes

December 7, 2016 – Katter

Present

Cynthia Maxwell, Chairman

Robert Cadle, Member

Mark Mulligan, Member

Jay Prager, Member

Bruce Easom, Member

Berta Erickson, Associate Member, present as observer

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

Meeting Minutes

Katter Special Permit – 346 Chicopee Row, #13-16

Chairman Maxwell convened the hearing by reading the legal notice.

One abutter was present.

Mr. Wolfe, agent for the applicant, said the Katters are new residents of the town of Groton, noting that he was working with them in the past in another town to create an accessory apartment and they called on him to work with them on this ten-acre lot. He said there is a common driveway for two hammerhead lots created in the 1990's. He said his clients want a second structure added: a two-car garage, which will have a 768 square foot accessory apartment. He said the architectural drawings are included in the packet and all requirements under the bylaw have been met.

Member Cadle said he had two questions and asked about the septic system originally built for a 5-bedroom house.

Mr. Wolfe said the system was originally designed for 5 bedrooms, but the original house was built as a 4 bedroom and used as such. He said Ira Grossman, health agent, was in agreement that it stays in compliance with what is there and passed the Title 5 inspection.

Member Cadle asked how the apartment would tap into the septic line.

Mr. Wolfe said the septic tank would be replaced with a two-part septic tank to comply with two unit requirements.

Member Cadle asked about the bathroom location.

Mr. Wolfe said the bathroom location is ideal for new septic pipe location, noting that the new tank is an easy replacement.

Member Cadle asked how the structures are connected.

Mr. Wolfe said the two garage spaces are connected by a deck, noting that the apartment above the garage is connected by a walkway to the existing dwelling. He said the existing garage has a very high ceiling height and they didn't want that for the new dwelling.

Chairman Maxwell asked for clarification about the outdoor space shown on the plan.

Mr. Wolfe said it is a downstairs space connecting the garages, noting that the apartment is connected to the house by a hallway.

Discussion ensued regarding what constitutes a connection between buildings and how the bylaw has changed. Of note: the main house will be occupied by the applicant's daughter and family and the apartment by the applicant.

Kathy Nelson, abutter, asked whether the apartment would be allowed if the walkway was not there.

Discussion ensued regarding how to regulate if the walkway was taken down.

Member Easom said the second floor connecting walkway is a legit connection.

Mr. Wolfe said yes, he considers the second floor connection to be the main connection.

Member Prager made a motion to approve a permit for an accessory apartment in new attached garage. Member Cadle seconded and the motion passed unanimously.

Other business

Minutes and Bills

One Groton Herald bill was signed.

Chairman Maxwell made a motion to approve minutes from October 19, 2016. The motion was seconded and passed unanimously.

Member Prager made a motion to adjourn at 7:35 pm. The motion was seconded and all voted aye.

Approved 1/25/17.