



Town of Groton Massachusetts Zoning Board of Appeals

Meeting Agenda and Minutes

December 6, 2017 – Zagarites

Present

Mark Mulligan, Member

Jay Prager, Member

Bruce Easom, Member and Acting Chairman

Berta Erickson, Associate Member

Jen Spencer, Associate Member

Dan McLaughlin, Associate Member

Not Present

Cynthia Maxwell, Chairman

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

Meeting Minutes

Zagarites Special Permit– 10 Whiting Ave, #9-17

Acting Chairman Easom convened the hearing by reading the legal notice.

The applicant and owners were present. One abutter was present.

Mr. Zagarites said his clients want to remodel the existing house and add a family room, etc., and some recreational space in back. He said all additions will conform to setbacks and thus they are not increasing the non-conformity.

Member Mulligan said it looks nice.

Member Prager noted that there are references to both Whiting Road and Street, when it is actually an Ave.

Member McLaughlin said he is okay with the residential portion but questions the barn becoming part of the house and wants to know what all rooms will be used for.

Mr. Zagarites said the rooms abutting the barn are a mudroom and master bedroom suite.

Member Easom said there is extra space.

Mr. Zagarites said there was going to be another egress but it is not necessary to have if the board objects.

Discussion ensued regarding setback requirements, etc.

Mr. Zagarites said they are not changing the existing barn use, as a garage and workshop. He said they are attaching the barn because of its close proximity and it would be better in winter.

Member Spencer said she has no problem as the barn is staying as a garage and they are just attaching it to the house.

Member Prager said he does not have a problem with it.

Mr. Detwiller said he is the closest abutter, noting that he has no problem with the project as long as it stays as a barn.

The owners said there is not a problem with a condition that the barn continues to be used as a garage.

Member Prager made a motion to allow the applicant to modify the existing structure with the provision that the barn now or in the future shall not be converted to a residential use. The motion was seconded by Member Mulligan and passed unanimously.

Other business

Minutes and Bills

One Groton Herald bill was signed. Three workshop travel reimbursements were signed.

Member Mulligan made a motion to approve minutes from November 1, 2017. The motion was seconded and passed four yeas, one abstention.

Member Prager made a motion to adjourn at 7:15 pm. The motion was seconded and passed unanimously.

Approved 1/3/18.