



## Town of Groton Massachusetts Zoning Board of Appeals

Meeting Agenda and Minutes

### January 31, 2018 – Burgess/Evans

#### Present

Cynthia Maxwell, Chairman  
Mark Mulligan, Member  
Bruce Easom, Member  
Dan McLaughlin, Associate Member  
Jen Spencer, Associate Member

#### Not Present

Jay Prager, Member  
Berta Erickson, Associate Member

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

#### Meeting Minutes

#### Burgess/Evans Variance – 24 Smith St., #11-17

Chairman Maxwell re-convened the hearing, gave a brief history and read a letter in support from Peter Cunningham, abutter. She also noted several emails received in support of the proposal.

Several abutters were present and speaking in favor of the project, at the request of the board.

Member Mulligan asked about the presence of a vernal pool.

Ms. Evans said there is some seasonal wetness, noting that they put in a wildflower area nearby. She said she has 10 letters out of 11 abutters, all in favor of the proposal.

John Ludlow, abutter on the corner of Moors and Culver, said he got a lot of info and was able to see what they wanted to do. He said he is in favor of the plan requiring a variance. He said they have done a lot of good work on their place and feels this project will be handled in the same way.

Bill Kelly, 36 Smith Street, said he supports the project, noting that it blends in well with the neighborhood.

Ken Hill, abutter, said he has a massive garage. He said they have done their homework and he thinks this is a good project.

Dave Milne, 58 Culver Street, said this is a good project, noting that he looks right at it.

Member McLaughlin said he still has trouble with this because they gave an alternative but noted that he will give them the benefit of doubt.

Member Easom said a consequence of a variance being granted is felt by neighborhood and he said he wants to protect the character of the neighborhood. He said it is good to weigh in with pluses and minuses and thanked the abutters for coming.

Member Easom made a motion to grant a variance to 24 Smith Street, for construction of a garage within the 50-foot offset of Culver Road, as proposed. The motion seconded by Member Mulligan.

Ms. Winsor asked whether the garage would be one story or two.

Member Mulligan said it would be two stories if it were moved.

Member Easom said the motion is for a variance from setback and nothing else.

Member Mulligan said that could be covered in the findings.

Findings: topography, shape, wetlands, although seasonal, and corner lot shape.

Discussion ensued re: findings in a variance vs. special permit. Member Mulligan suggested that it should be constructed as shown on the plan.

The vote was unanimous in favor of the motion.

## **Other business**

## **Minutes and Bills**

No Groton Herald bills were signed. No minutes were approved.

Member Easom made a motion to adjourn at 7:20 pm. The motion was seconded and passed unanimously. Approved 4/4/18.