



## Town of Groton Massachusetts Zoning Board of Appeals

Meeting Agenda and Minutes

### January 9, 2019 –Marmot Special Permit

#### Present

Cynthia Maxwell, Chairman

Mark Mulligan, Member

Jay Prager, Member

Dan McLaughlin, Associate Member

#### Not Present

Bruce Easom, Member

Jen Spencer, Associate Member

Deb Winsor, Associate Member

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

#### Meeting Minutes

#### Marmot (O'Bryan/Hersh) Special Permit– 102 Weymisset, #19-18

Acting Chairman Maxwell convened the hearing by reading the Legal Notice.

One interested party was present.

The applicant opted to proceed with a four-member board, understanding that a unanimous vote is required.

Dan Memont, agent and applicant for the owners, said his clients want to do a major renovation, noting that the dwelling has been more or less untouched since it was built. He said the current owners have owned it for 11 years and were planning a project 10 years ago but stopped for personal reasons. He said he has met with the Cons. Comm. and is working with the BOH. He said the only issue is the undersized lot, noting that this is not a large or obnoxious plan. He said there are two bedrooms in the existing dwelling and the new will have technically three bedrooms. He said the master bedroom is on the second floor and there is a bedroom on the first floor that can be divided into two bedrooms when the grandchildren are visiting.

Chairman Maxwell asked what is on second floor now.

Mr. Mermot said there is nothing there now, noting that they are trying to take it from a summer residence to a place they could spend more time in. He said they currently live in Florida.

Member Mulligan asked whether it was not a transfer of ownership.

Mr. Mermot said no it was not.

Member Prager said he has no issues with the project and made a motion to approve as applied for. The motion to approve was seconded by Member Mulligan and passed unanimously.

### **Other business**

### **Minutes and Bills**

Member Mulligan made a motion to approve the minutes from 12/19/18. The motion was seconded and passed unanimously.

Member Prager made a motion to adjourn at 7:25 pm. The motion was seconded and passed unanimously.

Approved 2/13/19.