



Town of Groton Massachusetts Zoning Board of Appeals

Meeting Agenda and Minutes

September 18, 2019 – Coffey Variance, Meagher SP, Garger Variance

Present

Cynthia Maxwell, Chairman
Jay Prager, Member
Bruce Easom, Member
Jen Spencer, Associate Member
Dan McLaughlin, Associate Member
Chris Sweeney, Associate Member

Not Present

Mark Mulligan, Member

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

Meeting Minutes

Coffey Variance – 38 Orr Rd. #10-19

Chairman Maxwell convened the hearing.

No abutters were present.

The applicant said he wants to build a garage and it can't be located anywhere else on the property.

Member Prager asked if it could be relocated elsewhere to be compliant.

Mrs. Coffey said the driveway would be very long and a lot of fill and expensive site work required.

Ms. Coffey said a gas line is in front of the house and snow gets dumped in front of the house. She said this all makes it difficult to site the garage elsewhere on the lot.

Chairman Maxwell asked how far the neighbor is from the garage.

Mr. Coffey said it is far in theory, noting that he thought the land was his for years.

Discussion ensued regarding whether to attach the garage and how that would affect both the permit and value of the property.

Member McLaughlin said the bulkhead prevents moving the garage to the left, noting that they could move the bulkhead.

Mr. Coffey said that would be a major expense.

Member Prager said he wants a site walk.

Discussion further ensued regarding where snow would be dumped, etc.

Mrs. Coffey said the topography is very steep, there are wetlands and the gas line would be interrupted.

Member Prager asked why the driveway could not be behind the house.

Mrs. Coffey said the septic system was there.

Member Easom said that Westford changed lot lines and that created land locked lots in Groton and some weird parcels. He said he wouldn't be surprised if these lots fall into that category. He said he thinks it could be considered a hardship because of this and maybe this lot got chopped.

Mrs. Coffey said they pay taxes to Westford for an unbuildable part of the lot.

Member McLaughlin said the applicants made a serious effort to not need a variance and is sympathetic.

Member Prager made a motion to approve the permit for a variance as requested. The motion was seconded and passed unanimously.

Meagher SP- 22 Champney St., #11-19

Chairman Maxwell convened the hearing by reading the legal notice.

Greg Lloyd, Descharme and Dills, and JR Bassnet were present as agents for applicant.

Mr. Lloyd said his clients want to build a two-story addition with a two-car garage and master bedroom above. He said it is a preexisting non-conforming lot, of approximately 17,000 sq. ft. and 116 feet of frontage. He said the replacement garage would be more conforming.

Discussion ensued regarding whether it should or could be by right.

Of note: despite the fact the board thinks a building permit should be issued by right, a special permit will be granted and a board member will meet with the BI about this.

Member Prager made a motion to grant a special permit as requested for a garage. The motion was seconded and passed unanimously.

Garger Variance – 46 Redskin Trail, #1-19

Chairman Maxwell re-convened the hearing.

The applicant requested a continuation to the next meeting, time to be determined.

Member Easom made a motion to continue the Garger hearing to November 6, 2019 at 7 PM.

Member Easom made a motion to authorize the chairman to send a letter that there will be no more continuations and the board will make a decision at the next scheduled hearing. The motion was seconded and passed unanimously.

Other business

Minutes and Bills

Member Easom made a motion to appoint Member Prager as liaison to the Town Manager to discuss lot size and a need for a special permit if the lot is otherwise conforming. The motion was seconded and passed unanimously.

One Groton Herald bill was signed.

Minutes from June 5, June 19th and July 17, 2019 were approved unanimously except for Member Easom abstaining 6/5 and 6/19/19.

The meeting adjourned at 7:45 pm by unanimous vote.

Approved 11/6/19.