



## Town of Groton Massachusetts Zoning Board of Appeals

Meeting Agenda and Minutes

### **November 6, 2019 – Garger Variance, Thompkins SP**

#### **Present**

Cynthia Maxwell, Chairman  
Mark Mulligan, Member  
Jay Prager, Member  
Bruce Easom, Member  
Dan McLaughlin, Associate Member  
Chris Sweeney, Associate Member

#### **Not Present**

Jen Spencer, Associate Member

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

#### **Meeting Minutes**

##### **Garger Variance – 46 Redskin Trail, #1-19**

Chairman Maxwell re-convened the hearing.

Mr. Garger is requesting to withdraw with prejudice.

Member Mulligan made a motion to allow the applicant to withdraw with prejudice, noting that he cannot re-apply for a garage for two years. The motion was seconded and passed unanimously.

##### **Thompkins SP– 432 Martins Pond Rd., #15-19**

Chairman Maxwell convened the hearing by reading the legal notice.

No abutters were present. One interested party was present.

Member Easom noted that he is an abutter but feels he can be open minded and asked whether the abutters would prefer that he step down.

Both applicants stated they were comfortable with Member Easom sitting.

Mr. Thompkins said over years it has been a funky situation, noting that part of the lot was owned by Bill Gale, Sr., who sold them that parcel. He said they then bought an addition parcel to have protection if the septic system failed. He said that before this purchase, the rear of the lot was inaccessible, noting that he is on good terms with the newer neighbors. He said the basement is only partially excavated with a sort of knee wall. He said he doesn't have basement storage area and has no attic, noting that he has a small contracting business and showed where his trucks are currently parked. He said it is dangerous to get trucks out, particularly in winter. He said it is nasty to back in and out in morning and evenings, due to bad sight lines. He said the speed limit is 20 mph, noting that it is loosely enforced. He said it is icy in winter noting that that is why he wants a two bay garage with additional storage.

Member Mulligan asked about the detail on map.

Mrs. Thompkins said it is a u-shaped drive, noting that the house is located on the road.

Member Mulligan asked whether the garage would meet setbacks.

Mr. Thompkins said he believes it would.

Member Mulligan asked how the garage would be attached to the dwelling.

Mr. Thompkins said he plans on having a "rooflet", noting that he will have two accesses to the house.

Member Mulligan asked whether it would have any impact on a future septic system.

Mr. Thompkins said no, noting only the first level could be seen from the street. He said he would be using the rear access at basement level and the car level is on the street.

Member Mulligan said it appears that there is no other place on the lot for the garage to go.

Mr. Thompkins said there is no other location, noting that the topography is quite severe.

Discussion ensued regarding whether a garage could be built to house a work truck.

Mr. Thompkins said he just wants to park a truck and car and have storage space. He said he is not running the business from there and not creating a shop.

Discussion ensued regarding details on parcel acquisitions.

Member McLaughlin said he wants to know what the area of the deed overlap means.

Of note: Lot area .72 acres, frontage 237.28.

Member Easom said he wants plans with dimensions marked and initialed by the applicant for the record, which was submitted.

Member McLaughlin said he is okay with the proposal but wants a better plan for the BI.

Member Mulligan made a motion to grant a special permit as requested for a 28x30 garage constructed as indicated on the plan dated 11/6/2019. The motion was seconded and passed four to one, with Member McLaughlin voting against.

Findings: The applicant will get a formal plan denoting setbacks of the garage, etc. for both the BI and the record.

## **Other business**

## **Minutes and Bills**

Discussion ensued regarding how to handle non-conforming lots. Member Prager will ask for clarification from Takashi and Mark Haddad.

One Groton Herald bill was signed.

Minutes from September 18, 2019 were approved unanimously.

The meeting adjourned at 8:45 `pm by unanimous vote.

Minutes approved 12/4/19.