



Town of Groton Massachusetts Zoning Board of Appeals

Meeting Agenda and Minutes

March 11, 2020 – Detwiller SP

Present

Mark Mulligan, Member
Bruce Easom, Member
Dan McLaughlin, Associate Member
Jen Spencer, Associate Member via teleconference
Chris Sweeney, Associate Member

Not Present

Cynthia Maxwell, Chairman
Jay Prager, Member

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

Meeting Minutes

Detwiller Special Permit –25 Elm St.,#1-20

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

An abutter and interested party were present.

Kevin Conover, Ross Assoc. was present as agent for the applicants. He said his clients want an addition on the southwesterly part of property which would include a garage and living space, noting that they will be living there in their retirement years. An architect drew plans for the addition such that it is like the existing historical house. He said there will be minimal grading and the addition will be the same height as the existing dwelling. He said there are no decks planned, just a patio; both the design and color are consistent with what is there now and with the neighborhood in general. He said they currently live across the street and love the neighborhood, and want to be able to retire on one floor.

Mr. Detwiller said the paved driveway will be moved to right side of property, noting that he wants the garage doors not to be visible.

Mr. Conover said the existing driveway will be abandoned and the side entry garage will have a new paved driveway.

Mr. Detwiller said he loves both the neighborhood and the town, noting that his kids and grandkids live nearby.

Member Sweeney asked whether the project complies with the impervious cover requirement.

Mr. Conover said no, noting that the lot is so small it would be difficult to comply. He said there is approximately 41% instead of the allowed 25%. He then presented photos of many other properties not in compliance in the neighborhood.

Member Mulligan asked whether the BI suggested coming to the ZBA, noting that he feels they might need a variance because of lot coverage.

Member Sweeney said a non-conforming structure shall not increase the non-conformity per 218-6D or E.

Discussion ensued regarding whether a variance is required.

Member Easom said it seems to be up to the discretion of the board as to a SP vs. a variance.

Member McLaughlin said he likes the plan.

Member Easom said he wants to see the photos of the neighborhood.

Discussion ensued regarding other dwellings in the neighborhood.

Member McLaughlin asked whether any abutters had objections.

Mr. Detwiller said he spoke to the three closest and they were all in favor. One abutter was present and spoke in favor.

Mr. Conover said they hired an architectural historian to keep the addition consistent with character of the neighborhood.

Mr. Detwiller said Bennet Black did the site work and he is well respected in the town.

Member Easom asked whether the shed could be moved to be more in compliance, noting that he thinks it would be nice to move it away from the line a bit.

The closest abutter said he is not troubled with the shed.

Mr. Conover said it could be moved easily and it will be.

Member Spencer said she is fine with the project since no abutters are objecting.

Member McLaughlin made a motion to grant as proposed. The motion was seconded and passed unanimously via roll call vote.

Other business

Minutes and Bills

No Groton Herald bills were signed.

Minutes from March 4, 2020 were approved unanimously via roll call vote.

Jack Petropolous met with the board as interested in being an alternate board member.

Member Easom made a motion to recommend Jack Petropolous being appointed as an alternate member of the ZBA. The motion was seconded and passed via rollcall vote.

The meeting adjourned at 7:30 pm by unanimous roll call vote.

Minutes approved 4/8/20 via roll call.