



Town of Groton Massachusetts Zoning Board of Appeals

Meeting Agenda and Minutes

April 8, 2020 via ZOOM – Petros SP, Chestnut Hill Farm/Degen Appeal

Present

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

Not Present

Jay Prager, Member

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

Meeting Minutes

Petros SP –103 Pepperell Rd., #2-20

Chairman Maxwell convened the hearing by reading the legal notice.

Mr. Petros said he wanted to build a sunroom and deck and held up a plot plan showing the additions. He said the lot is non-conforming in area but is still pretty big.

Member Mulligan asked whether the only non-conforming issue is lot size.

Mr. Petros said yes, area and frontage. He said all setbacks will be conforming.

Member Easom asked for the plan to be shown again.

Mr. Petros said the existing dwelling is set back 175 feet from the front property line.

Discussion ensued regarding how to proceed legally.

Mr. Petros said he understands that this is an unusual circumstance but noted his concern about other projects and was hoping this could be streamlined such that when town hall re-opens he can move more quickly.

Member Mulligan said he is willing to go forward with a decision.

Member Easom suggested signing the decision outside of town hall.

Member McLaughlin made a motion to approve the request for a special permit for the project as presented. The motion was seconded and passed via unanimous roll call vote.

Chestnut Hill Farm/Degen Appeal –409 Martins Pond Rd., #21-19

Chairman Maxwell reconvened the hearing.

Attorneys from both parties requested a continuation to September 20, 2020 to allow time to continue to negotiate an agreement satisfactory to both parties.

A motion was made to continue the hearing to September 23, 2020 at 7 PM, as September 20 is a Sunday. The motion was seconded and passed via roll call vote.

Other business

Minutes and Bills

No Groton Herald bills were signed.

Minutes from March 11, 2020 were approved unanimously via roll call vote.

The meeting adjourned at 7:25 pm by unanimous roll call vote.

Approved May 27, 2020