



## Town of Groton Massachusetts Zoning Board of Appeals

Meeting Agenda and Minutes

**January 13, 2021 via ZOOM – Jones SP, Donovan SP**

### **Present**

Bruce Easom, Chairman

Cynthia Maxwell, Member

Jay Prager, Member

Dan McLaughlin, Associate Member

Jen Spencer, Associate Member

Jack Petropolous, Associate Member

### **Not Present**

The meeting was called to order at 6:01 pm by Chairman Easom.

### **Meeting Minutes**

#### **Jones Special Permit –333 Lost Lake Dr., #5-20**

The Chairman convened the hearing by reading the Legal Notice.

Mr. Jones explained the project, noting that his house has a non-conforming setback. He said he needs 50 feet and has 44 feet on one corner and 41 feet on the other. He said the deck is on the right side of the house, noting that he wants to replace it with a slightly larger screened porch and add a wraparound farmers porch. He said he hasn't drawn up architectural plans yet because he wanted to get the permit first.

Member Prager said he sees the drawing and photos, noting that it seems self-evident what the applicant wants to do. He then asked whether structures on the street have similar setbacks.

Mr. Jones said most neighbors are closer than he will be even with the porch.

Member McLaughlin asked if he had a surveyed plan.

Mr. Jones said he did not.

Member McLaughlin said that is his only concern, noting that the applicant may need one for recording.

Member Prager said they seem much farther than most in the neighborhood from the road.

Member McLaughlin said this is a huge lot for the neighborhood and thus not a problem.

Discussion ensued regarding what is non-conforming about the project.

Member Petropolous said it seems less non-conforming than abutting lots, noting that this is not a radical change.

Members Spencer and Maxwell said they were both fine with the proposal.

Chairman Easom said he is also fine with the proposal, noting that he jumped on Google earth to check the surrounding properties.

Member Prager made motion to approve a special permit to allow the alteration of a non-conforming structure at 333 Lost Lake Drive.

Member Spencer seconded and the motion passed unanimously via roll call vote.

The process of going forward was then explained to the applicant.

### **Donovan Special Permit–9 Tavern Rd., #6-20**

The Chairman convened the Donovan hearing by reading the Legal Notice.

Mr. Donovan described the project, which is a tear down of the existing dwelling with a rebuild of a house similar to 8 Tavern Road, across the street. He said it will be a two-bedroom house, noting that it will be a little smaller than the dwelling at 8 Tavern.

Member Prager said he is not increasing any of the non-conformities. He said the dwelling will be getting closer to the boundary but still have more than 15 feet.

Mr. Donovan said the driveway location to the left is optimal, noting that there will be a 31-foot setback on the left side.

Member Petropolous asked what the biggest setback issues would be. He asked what would be concerns of the neighborhood.

Mr. Donovan said he is improving the setbacks and improving the area by building a new dwelling built to code. He said this project makes the neighborhood better.

Member Prager said the setbacks on one side are being decreased but it still conforms to zoning.

Member Spencer asked whether it would be limited to a two-bedroom home.

Mr. Donovan said yes.

Chairman Easom asked whether the existing garage and shed would be removed.

Mr. Donovan said yes.

Chairman Easom said he thinks it is a big improvement.

Member McLaughlin said he thinks it is a pretty straightforward special permit.

Member Spencer asked whether any abutters had concerns.

Of note: there were no comments from abutters.

Member Spencer said she thinks this is an improvement.

Member Prager said the only other thing that comes to mind is about intensity regulations, noting that he thinks the building inspector will okay issuing a building permit if everything is compliant.

Mr. Donovan said it is the same sizes lot as across the street but with a smaller house.

Member Petropolous asked what the applicant's intentions were for the house.

Mr. Donovan said to sell it.

Member Petropolous thanked him for building a nice small house.

Member Maxwell said she thinks this is an improvement.

Member Prager made a motion to approve a Special Permit for a tear down and rebuild at 9 Tavern Road, subject to intensity regulations being met.

Member Maxwell seconded and the motion passed unanimously via roll call vote.

## **Other business**

### **Minutes and Bills**

No Groton Herald bills were signed.

A motion was made to approve minutes from October 21, 2020, which were approved unanimously via roll call vote.

A motion to adjourn at 6:30 PM was made, seconded and passed unanimously via roll call vote.

Minutes approved 4/7/21 via unanimous roll call vote.