

**Town of Groton**

**Zoning Board of Appeals**

173 Main Street

Groton, Massachusetts 01450

Tel: (978) 448-1121

Fax: (978) 448-1113

December 13, 2023 - 6:30 PM - Second Floor Meeting Room

**Members Present and Voting for Public Hearing**

Bruce Easom, Chairman

Dan McLaughlin, Clerk, Full Member

Jack Petropoulos, Full Member

Veronica O’Donnell, Associate Member, *via Zoom*

**Other Members in Attendance**

Leonard Green, Associate Member

**Others Present**

Members of the public

**The meeting was called to order at 6:30 PM by Chairman Easom and stated that the meeting was being recorded for later broad cast. There will be video and audio for viewing. Veronica O’Donnell is attending via Zoom, so all votes will be taken via roll call vote.**

**Chairman Easom read aloud the agenda for this meeting.**

**Meeting Minutes**

**Chairman Easom opened the public hearing.**

**Off Station Avenue, #7-23**

**Chairman Easom opened the public hearing. This is the third hearing in the process for this comprehensive permit.**

**Member McLaughlin read aloud the public notice into the record**.

Chairman Easom reminded everyone that those of who are sitting voting members on this matter were Bruce Easom, Tom Peisel, Dan McLaughlin, Jack Petropoulos and Veronica O’Donnell. Since Mr. Peisel is not in attendance, Mr. Easom proposed moving forward with the currently four members present and the others agreed.

Chairman Easom read Andrew McElroy’s email dated December 6th, 2023 into the record. This letter was to formally withdraw their application for this matter.

***Member Petropoulos made a motion to accept the applicant’s withdrawal without prejudice for their application 25 Station Ave/Off Station Ave. Member McLauglin seconded this motion and it was*** ***carried via roll call vote 4-0.***

***Member McLaughlin made a motion to close the public hearing of Off Station Ave. Member Petropoulos seconded this motion and it was carried via roll call vote 4-0.***

Member Petropoulos asked about Town Counsel’s email to get a better understanding of what was said in this email for what the Zoning Board of Appeals are able to actually implement, because according to the email, it seemed like they could grant a variance under no certain terms.

Member Petropoulos read Town Counsel’s, Brian Falk, email dated November 28th, 2023 into the record. This email, in sum, explains that since each application for a variance is different for each parcel of real estate, a grant of a variance for one application and parcel would not bind the ZBA or set a precedent for future cases. Due to this, each petition seeking relief could result in a different outcome.

There was lengthy discussion between the present members regarding what this email suggested and it was determined that more explanation would be appreciated to really determine what is expected of the Zoning Board of Appeals for these cases.

Discussion about future informational meeting:

This agenda item was in regards to a potential public hearing and on whether or not the Board would be inclined to agree to have an informal discussion at a meeting to present their idea to the Board to get an idea on whether or not they would agree to the application and just get a general sense of what they are asking for in their application. While this was originally proposed to be for a certain topic, it was also just a general question on if the Board would consider this for any potential future application. The members present were split between whether or not this would be appropriate and while there was a lengthy discussion on this, it was determined that having all members present would be a better time to discuss this, to get everyone’s input on whether or not this is something the Board should consider.

**General Business**

**Approval of Invoices:**

*The Chair will entertain a motion to approve the invoice from Nitsch Engineering, dated November 6th, 2023, invoice number 83725 of $1,030.00. Member McLaughlin made a motion to approved the invoice of $1,030.00. Member* *Petropoulos seconded this motion and it was carried via roll call vote 5-0.*

*The Chair will entertain a motion to approve the invoice from Nitsch Engineering, dated December 10th, 2023, invoice number 84125 of $615.00. Member Petropoulos made a motion to approved the invoice of $1,030.00. Member McLaughlin seconded this motion and it was carried via roll call vote 5-0.*

**Approval of Minutes from November 29th, 2023**

*The Chair will entertain a motion to approve the meeting minutes from November 29th, 2023 as drafted. Member Petropoulos made a motion to approve the meeting minutes from 29th of November 2023. Member McLaughlin seconded this motion and it was carried via roll call vote 5-0-.*

**Member McLaughlin****made a motion to adjourn. Member Green seconded the motion and it was carried unanimously via roll call vote 6-0.**

A motion to adjourn at 7:25 PM