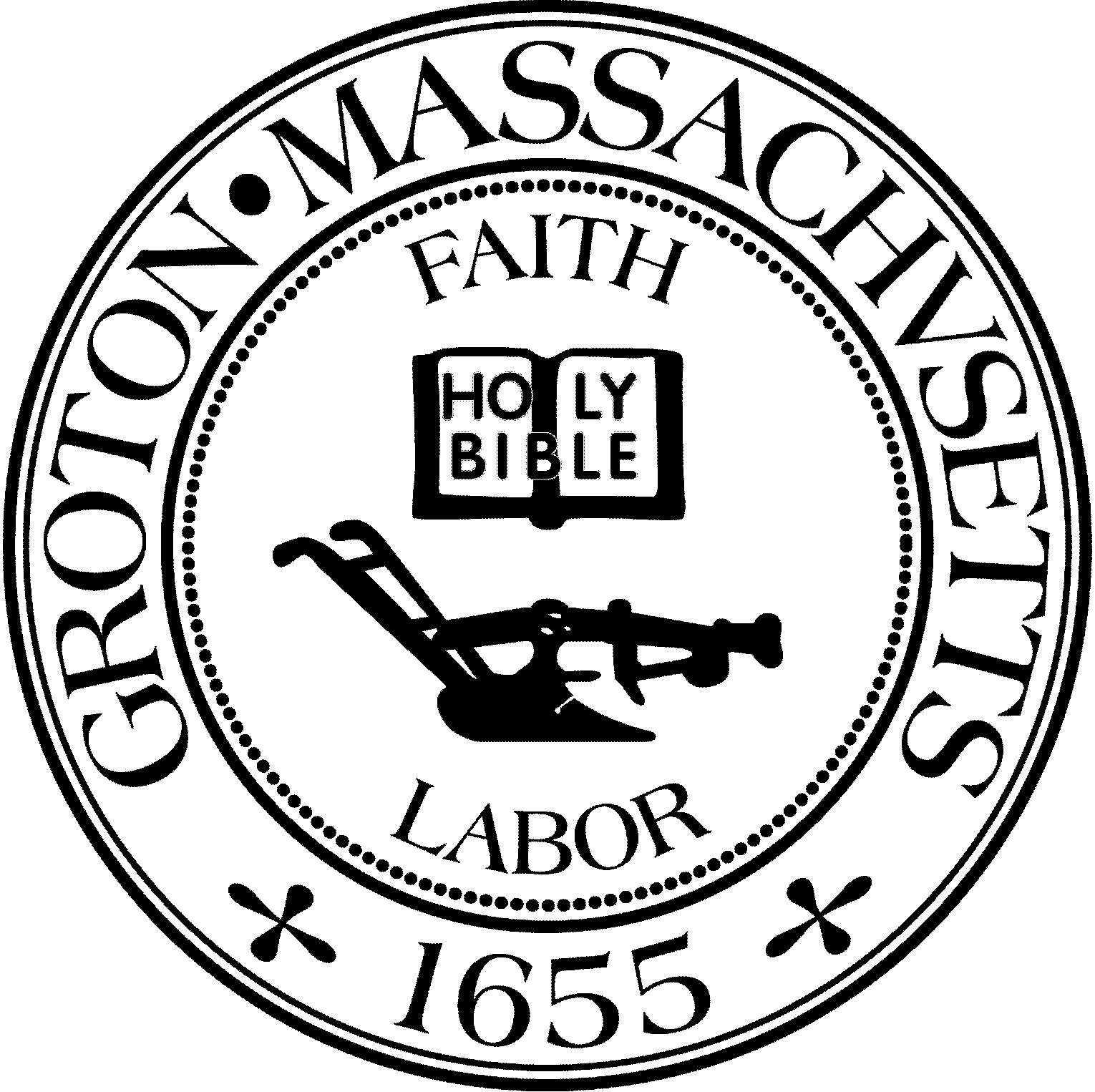
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**Town of Groton**

**Zoning Board of Appeals**

173 Main Street

Groton, Massachusetts 01450

Tel: (978) 448-1121

Fax: (978) 448-1113

June 27, 2024 - 6:30 PM - Second Floor Meeting Room

**Members Present and Voting for Public Hearing**

Bruce Easom, Chairman

Thomas Peisel, Full Member

Jay Prager, Full Member

Daniel McLaughlin, Clerk, Full Member, *via Zoom*

Veronica O’Donnell, Associate Member

Gregg Baker, Associate Member

Molly Foster, Associate Member, *via Zoom*

**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 broadcasted live and the recording will be available later for viewing. There will also be video and audio for viewing on the Groton Channel.**

**Member McLaughlin and Associate Member Molly Foster were in attendance via Zoom, so any and all votes taken during this meeting will be done via roll call vote.**

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

**Meeting Minutes**

**Cow Pond Brook Road, Heritage Landing #3-23**

Chairman Easom reminded everyone that the voting members for this application were Bruce Easom, Dan McLaughlin, Tom Peisel, Jay Prager and Veronica O’Donnell. The public portion of this application has been closed and the Board has until July 2nd, 2024 to make and file a decision on this matter.

The Board proceeded to go through the most recent draft decision, page by page and stopped if there were any questions or concerns on any of the items. With the assistance of Amanda Urmann, real time edits were made to this decision so that there would be a final document that the Board could make an informed vote on by the end of this meeting.

For the majority of this session, the main subject was going over the draft decision and making the necessary edits from previously submitted recommended edits from Town Counsel and Judi Barrett. The majority of these edits were spelling errors, language corrections, formatting of specific sections and alike matters.

*Member Peisel made a motion that the Board grant Section 381.10.D(5). Member Prager seconded this motion and it passed unanimously via roll call vote.*

*Member Prager made a motion that the draft document that resulted from tonight’s meeting be considered the final draft of the comprehensive permit. Member Peisel seconded this motion and it was carried unanimously via roll call vote. This draft is accepted as the final document.*

*Member Prager made a motion that the Board grant a comprehensive permit to the applicant for the construction of the Project subject to all of the conditions set forth in the final comprehensive permit where the terms applicant, comprehensive permit, and Project are as defined in the final draft of the comprehensive permit. Member Peisel seconded this motion. This motion passed unanimously via roll call vote.*

*The Chair entertained a motion to authorize the Chair to sign the document on behalf of the Board and file it with the Town Clerk. Member Prager made this motion and Member Peisel seconded it. This motion passed unanimously via roll call vote.*

**General Business**

***Member Prager made a motion to adjourn. Member Piesel seconded the motion and it was carried unanimously via roll call vote.***

A motion to adjourn at 8:35 PM