



Town of Groveland Zoning Board of Appeals

183 Main Street
Groveland, MA 01834

Any appeal shall be filed within (20) days after the date of filing this notice in the office of the Town Clerk.

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NOTICE OF DECISION

PROPERTY: 733 SALEM STREET

PETITIONER:	Dehullu Homes	DATE:	May 6, 2020
ADDRESS:	38 Wood Street Groveland, MA 01834	PETITION:	2020-2
		HEARING:	April 1, 2020 and April 15, 2020

YOU ARE HEREBY notified of the Decision of the Board of Appeals on the application made by Dehullu Homes (the "Applicant") for property located at 733 Salem Street, Groveland, Massachusetts, Assessor's Map Assessors Map 39, Parcel 68 – proposed subdivision lot 68G, located in the Residential 1 (R-1) and Residential 2 (R-2) Zoning Districts (the "Property").

As set forth in the application filed with the Board and testimony, the Applicant sought a variance from the required frontage under the Table of Density and Dimensional Regulations in Section 8.1. The way being counted as frontage, Maple Meadow Lane, will never be constructed and will not physically exist on the ground to provide access to the lot. Required frontage for the parcel to be created is 150 feet.

The application was filed on March 10, 2020 and the hearing was advertised in the Lawrence Eagle-Tribune on March 18, 2020 and March 25, 2020. All abutters were notified via Certified Mail Return Receipt. The Groveland Board of Appeals held public hearings remotely via Zoom video conference on Wednesday, April 1, 2020 at 7:30 PM and on Wednesday, April 15, 2020 at 7:30PM. Remote meetings were held due to Governor Baker's Executive Order of March 12, 2020, and current State of Emergency in the Commonwealth due to the outbreak of the "COVID-19 Virus." In order to mitigate the transmission of the COVID-19 Virus, municipalities have been advised and directed by the Commonwealth to suspend public gatherings, and as such, the Governor's Order suspends the requirement of the Open Meeting Law to have all meetings in a publicly accessible physical location.

The following members were present remotely: Jason Normand, Kathleen Franson, Christopher Goodwin, John Stokes.

FINDINGS

The construction of said approved roadway, Maple Meadow Lane, being counted as frontage was waived by the Planning Board during the Definitive Subdivision process, and access to the lot from other than its frontage was granted during that same process. The full build-out of Maple Meadow Lane could support two conforming building lots, however, with the support of the Conservation Commission and the Planning Board, the applicant agrees to forfeit the second lot, allowing access from Oakland Terrace.

The relief sought by the variance requested does not generally affect the overall zoning district, nor is it detrimental to the neighborhood. It will in fact provide for more open space and less overall impact to abutting property, than requiring a full build-out of the roadway. It is in harmony with the intent of the bylaw and the Planning Board approval waiving the construction of the roadway and the relief sought with this variance.

By limiting the access to Oakland Terrace it will protect the wetlands and resource areas. It will also be less of an impact to the abutters along Washington Street. The Conservation Commission has reviewed the plans and has issued an Order of Conditions and support for the relief requested.

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The proposed use is in harmony with the overall intent of the land, which is single family homes. It will not be detrimental. It will be beneficial based on the process through Conservation Commission and Planning Board.

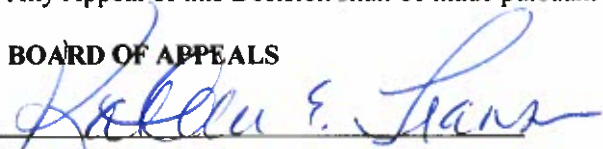
For the reasons set forth above, the Board finds that the site meets the criteria for granting a variance.

DECISION

Chris Goodwin made a motion to approve the request for a variance from the required frontage under the Table of Density and Dimensional Regulations in Section 8.1 for Application 2020-2, 733 Salem Street. Jason Normand seconded the motion. **A roll call vote was taken. Voting aye: Chris Goodwin, aye. Kathleen Franson, aye. John Stokes, aye. Jason Normand, aye. Motion approved.**

Any Appeal of this Decision shall be made pursuant to Section 17 of Chapter 40A.

BOARD OF APPEALS



Kathleen Franson, Vice-Chair

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