



Town of Groveland Zoning Board of Appeals

183 Main Street
Groveland, MA 01834

APPROVED June 3, 2020
MOTION: Kathy Franson made a motion to approve the May 6, 2020 meeting minutes as drafted. Chris Goodwin 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.

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Board/Committee Name: ZONING BOARD OF APPEALS
Date: WEDNESDAY, MAY 6, 2020
Time of Meeting: 7:30PM
Location: REMOTE MEETING VIA ZOOM VIDEO CONFERENCE

2 Present: Jason Normand, Kathleen Franson, John Stokes, Chris Goodwin

3 Absent:

4 Staff Present: Rebecca Oldham

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6 Jason Normand, Chair: The Zoning Board of Appeals meeting for Wednesday, May 6, 2020 was
7 called to order at 7:34PM. As a preliminary matter, this is Jason Normand, the Chair. Permit me to
8 confirm that all members and persons anticipated on the agenda are present and can hear me.
9 Members, when I call your name, please respond in the affirmative.

10 Kathleen Franson

11 *Here*

12 Christopher Goodwin

13 *Here*

14 John Stokes

15 *Here*

16 J. Normand: Staff, when I call your name, please respond in the affirmative.

17 Rebecca Oldham

18 *Here*

19 J. Normand: This Open Meeting of the Groveland Zoning Board of Appeals is being conducted
20 remotely consistent with Governor Baker's Executive Order of March 12, 2020, due to the current
21 State of Emergency in the Commonwealth due to the outbreak of the "COVID-19 Virus."
22 In order to mitigate the transmission of the COVID-19 Virus, we have been advised and directed by
23 the Commonwealth to suspend public gatherings, and as such, the Governor's Order suspends the
24 requirement of the Open Meeting Law to have all meetings in a publicly accessible physical location.
25 Further, all members of public bodies are allowed and encouraged to participate remotely. For this
26 meeting, the Groveland Zoning Board of Appeals is convening by video conference via Zoom as
27 posted on the Town's Website identifying how the public may join. Please note that this meeting is
28 being recorded, and that some attendees are participating by video conference. Accordingly, please be
29 aware that other folks may be able to see you, and that take care not to "screen share" your computer.
30 Anything that you broadcast may be captured by the recording. All supporting materials that have been
31 provided members of this body are available on the Town's website. We are now turning to the first
32 item on the agenda. Before we do so, permit me to cover some ground rules for effective and clear
33 conduct of our business and to ensure accurate meeting minutes. I/the Chair, will introduce each
34 speaker on the agenda. After they conclude their remarks, the Chair will go down the line of
35 Members, inviting each by name to provide any comment, questions, or motions. Please hold until
36 your name is called. Further, please remember to mute your phone or computer when you are not
37 speaking; please remember to speak clearly and in a way that helps generate accurate minutes. Finally,
38 each vote taken in this meeting will be conducted by roll call vote.

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PUBLIC HEARING

CONTINUED: Application #2019-3, 4 Sewall Street, Groveland Realty Trust, LLC c/o William Daley: requests a Comprehensive Permit pursuant to the provisions of M.G.L 40B, §§ 20-23 and 760 CMR 56.00, to construct 192 apartment units in four (4) residential buildings, a clubhouse with related amenities, such as a pool, and associated access ways, sidewalks, parking, utilities and stormwater infrastructure located in the Industrial (I) Zoning District.

MOTION: Chris Goodwin motioned to OPEN the continued public hearing for Application 2019-3, 4 Sewall Street. Kathy Franson 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.

BOARD: Should we do a site walk? The Applicant stated that the buildings are laid out. Scheduled a site walk on May 20th at 7PM.

MOTION: Kathy Franson motioned to CONTINUE the public hearing for Application 2019-3, 4 Sewall Street until June 3, 2020. Chris Goodwin 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.

733 Salem Street Variance Application: Finalize and vote on written decision.

MOTION: Chris Goodwin motioned to approve the decision as drafted and amended for Application 2020-2, 733 Salem Street. John Stokes 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.

MEETING MINUTES: Approval of April 15, 2020 meeting minutes.

MOTION: Kathy Franson made a motion to approve the April 15, 2020 meeting minutes as drafted. Chris Goodwin 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.

Town Planner: I just wanted to inform the Board that we received interest from a resident to join the Board. They will be reaching out to Denise about getting on an upcoming Board of Selectmen agenda for a formal appointment to the Board.

ADJOURNMENT

MOTION: Chris Goodwin made a motion to adjourn the meeting. The motion was seconded by Kathy Franson. A roll call vote was taken. Voting aye: Chris Goodwin, aye. Kathleen Franson, aye. John Stokes, aye. Jason Normand, aye. Motion approved. Meeting adjourned at 8:01PM.