

Town of Groveland Zoning Board of Appeals

183 Main Street
Groveland, MA 01834



Jason Normand, Chair
Kathleen Franson, Vice Chair
John Stokes
Christopher Goodwin
Matthew Guy

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Board/Committee Name: ZONING BOARD OF APPEALS
Date: WEDNESDAY, NOVEMBER 18, 2020
Time of Meeting: 7:30PM
Location: REMOTE MEETING VIA ZOOM
VIDEO CONFERENCE

APPROVED September 29, 2021
MOTION: Chris Goodwin
motioned to approve the minutes
from November 18, 2020, as
amended. John Stokes seconded the
motion. The vote was 4-0,
unanimous in favor

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

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Absent: Matthew Guy

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Staff Present: Rebecca Oldham, Paul Haverty with Blatman, Bobrowski & Haverty, LLC, MHP
Consultant

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Jason Normand, Chair: The Zoning Board of Appeals meeting for Wednesday November 18, 2020 was
called to order at 7:34PM.

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Jason Normand, Vice Chair: This Open Meeting of the Groveland Zoning Board of Appeals is being
conducted remotely consistent with Governor Baker's Executive Order of March 12, 2020, due to the
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, we 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. Further, all
members of public bodies are allowed and encouraged to participate remotely. For this meeting, the
Groveland Board of Appeals is convening by video conference via Zoom as posted on the Town's Website
identifying how the public may join. Please note that this meeting is being recorded, and that some
attendees are participating by video conference.

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PUBLIC HEARING

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CONTINUED: Application #2020-3, 301 Main Street, Mike Aldred; requesting a variance to utilize the
site for the purpose of "Personal use, hobby shop, tool storage, vehicle storage, personal vehicular repair".
Section 4.5 of the Groveland Zoning Bylaw does not list a personal use as an allowed use. The site is
located in the Business (B) Zoning Districts. The proposed project is located at 301 Main Street Groveland,
MA 01834 (Assessors Map 10, Parcel 001) and owned by Zong Yang, 10 Bluejay Road, Lynnfield, MA
01940.

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MOTION: Jason Normand motioned to OPEN the public hearing for Application 2020-3, 301 Main Street.
Chris Goodwin seconded the motion. A roll call vote was taken. Voting aye: Chris Goodwin, aye. Kathleen
Franson, aye. Jason Normand, aye. John Stokes, aye. Motion approved.

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Town Planner: At the last meeting the Board requested that I confer with Town Counsel. Town Counsel
confirmed that Section 14.7D expressly prohibits granting of use variances in the Town, and thus the ZBA
has no authority to grant the requested variance. The Applicant has asked to withdraw without prejudice.

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Zong Yang: This site should not be limited. The site was always used and the gas station was used.

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Kathy Franson: The bylaw is clear and we cannot grant a use variance. The building has not been used as a
garage for years and therefore "abandoned". Current zoning does not allow the use.

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MOTION: Kathleen Franson made a motion to allow the Applicant to withdraw without prejudice for
Application 2020-3, 301 Main Street and to refund the Applicant the \$400 application fee. John Stokes
seconded the motion. A roll call vote was taken. Voting aye: Chris Goodwin, aye. Kathleen Franson, aye.
Jason Normand, aye. John Stokes, aye. Motion approved.

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MOTION: Jason Normand motioned to CLOSE the public hearing for Application 2020-3, 301 Main
Street. John Stokes seconded the motion. A roll call vote was taken. Voting aye: Chris Goodwin, aye.
Kathleen Franson, aye. Jason Normand, aye. John Stokes, aye. Motion approved.

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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: Jason Normand motioned to OPEN the continued public hearing for Application 2019-3, 4 Sewall Street. 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.

Joel Kahn with Equity Alliance: We had an architect prepare the rendering of the ground sign and you have a 2-page site plan where our sign contractor showed where our proposed signage would be located - speed limit signage, stop signs, directional signage, etc.

Paul Haverty with Blatman, Bobrowski & Haverty, LLC, MHP Consultant: The issue of the sign is addressed in the Waiver section under 12, page 30.

K. Franson: Will there be a stop sign at the end of Sewall Street?

J. Kahn: Yes, definitely.

P. Haverty: Other than signage there were not many open issues.

Jay Talerman with Mead Talerman and Costa: Not many, just a couple of changes on our end. Page 6 there was a couple of typos. Page 13 add "if applicable" to C.2(c). Page 16, E.6., update language to reflect the signage waiver. Page 19 change "challenge" to "questioned" in F.2. Page 19 the hours of the property management to, change "normal" to "business hours" in G.1. Page 21 added "administratively" H.3 to ensure it is not a substantial change. Page 23 typo and then identified "during construction" in I.12. J.5 The Town is never required to perform maintenance so I just wanted make sure it stated they would be given the option.

BOARD: That covers just about everything.

MOTION: Chris Goodwin makes a motion to CLOSE the public hearing for Application 2019-3, 4 Sewall Street. 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.

MOTION: Kathleen Franson make a motion to grant the Comprehensive Permit with the draft as discussed. 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.

K. Franson: I just wanted to inform that Board that I have sold my home in Groveland and while I tried to find a rental in Groveland I was not successful and I will be leaving Town in December. I am eventually going to be moving to Florida. Unfortunately, that means I am going to have to resign from my position this evening.

MEETING MINUTES: Approval of November 4, 2020 meeting minutes.

MOTION: Chris Goodwin made a motion to approve the November 4, 2020 meeting minutes as amended. Kathleen Franson seconded the motion. A roll call vote was taken. Voting aye: Chris Goodwin, aye. Kathleen Franson, aye. Jason Normand, aye. John Stokes, aye. Motion approved.

ADJOURNMENT

MOTION: Kathleen Franson made a motion to adjourn the meeting. The motion was seconded by John Stokes. A roll call vote was taken. Voting aye: Chris Goodwin, aye. Kathleen Franson, aye. Jason Normand, aye. John Stokes, aye. Motion approved. Meeting adjourned at 8:25PM.

Respectfully submitted,
Rebecca Oldham, Zoning Administrator