



TOWN OF GROVELAND  
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**TOWN OF GROVELAND  
ZONING BOARD OF APPEALS**

**DECISION AND NOTICE OF DECISION  
APPLICATION #2017-3 SPECIAL PERMIT**

You are hereby notified of the Decision of the Board of Appeals on the Application #2017-3 for Lisa Chandler for the property located at 147 King St., Plat #35, Lot #015-0 was filed with the Board on March 10, 2017 as signified by the Town Clerk's stamp.

The Board of Appeals, as authorized by Section 15 of Chapter 40A of the Massachusetts General Laws, heard the application of petitioner noted above at a public hearing, duly advertised on March 29, 2017 and April 3, 2016 and conducted on April 5, 2017.

The Board's decision to **Grant the SPECIAL PERMIT** as set forth below:

Moved Dan MacDonald, seconded Jason Normand to approve the following:

**VOTED WITH THE FOLLOWING STIPUALATIONS:**

- 1) The Accessory In-Law Apartment shall be construed to the submitted footprint only. The Accessory In-Law Apartment shall not exceed the specifications of the submitted plans.
- 2) The Accessory in-Law Apartment shall be no greater than 900 square feet, (excluding unfinished basements, workshops, unfinished attics, closets and garage space.
- 3) The said Accessory In-Law Apartment cannot be converted into a two family residence, (according to Groveland Zoning By-Laws.).
- 4) The Accessory In-Law Apartment shall revert back to a Single Family Residence at the change of ownership or the Primary family members move out of said residence.
- 5) All submitted plans will become part of this agreement, and any deviation or changes from said plans will require an additional Groveland Zoning Board of Appeals Hearing relative to proposed changes prior to commencement of said changes.
- 6) The Accessory In-Law Apartment shall not change the single family characteristics of the dwelling except for the provision of an additional access or egress.
- 7) The Accessory In-Law Apartment shall meet all Massachusetts Building Codes and comply with all current safety, health, and construction requirements before occupancy and at every change of occupancy.
- 8) The Applicant shall meet all Local Zoning By-Laws.
- 9) The Applicant shall meet all Local By-Laws and others.
- 10) The Applicant shall meet all Groveland Board of Health Rules and Regulations.
- 11) The Applicant shall meet all Local Zoning Setbacks.
- 12) No on street parking will be allowed. All residents will park off the street on the existing driveway, or on the proposed expansion of the existing driveway.
- 13) The owner/applicant shall occupy one of the dwelling units on said premises at all times.
- 14) Upon change of ownership of said property, this Special Permit for an Accessory In-Law

apartment, and Certificate of Occupancy of said Accessory in-Law Apartment shall become null and void.

- 15) This Special Permit is non-assignable.
- 16) This Decision and Notice of Decision, (Application# 2017-3), shall be filed and recorded in the **ESSEX SOUTHERN DISTRICT REGISTRY OF DEEDS** and receipt of said transaction delivered to the Building Inspector prior to the issuance of a Building Permit for construction of an Accessory In-Law Apartment according to said decision.
- 17) If the rights authorized to the applicant and or property owner by said Special Permit are not exercised within two (2) years from the date of granting of said Special Permit (filing date with the Town Clerk of the Boards decision), then such Special Permit Rights shall become null and void unless a substantial use thereof has commenced except for good cause, or if in the case of a permit of construction, if construction has not yet begun by such date except for good cause.
- 19) The Town Clerk shall certify on the copy of the filed decision that twenty (20) days have elapsed since that filing, and that no appeal has been filed or that if such appeal has been filed, that it has been dismissed or denied. A duplicate of said document shall be mailed to the applicant and or owner.

Vote on Motion with Stipulations:

		YES	NO	ABSTAIN	ABSENT
CHAIR	(K. Bailey)	X			
MEMBER	(K. Franson)	X			
MEMBER	(D. MacDonald)	X			
MEMBER	(J. Normand)	X			

Any Appeal of this Decision shall be made pursuant to Section 17 of Chapter 40A and shall be filed with the Superior or District Court within twenty (20) days after the date of filing of the above cited Decision with the office of the Town Clerk. Procedural appeals shall be taken in accordance with Section 17 of Chapter 40A.

  
\_\_\_\_\_  
Chairwoman

4/10/2017  
\_\_\_\_\_  
Date