



TOWN OF GROVELAND

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**TOWN OF GROVELAND
ZONING BOARD OF APPEALS**

**DECISION FOR SPECIAL PERMIT
APPLICATION #2017-8**

YOU ARE HEREBY notified of the Decision of the Board of Appeals on the application made by Robert Porter d/b/a Merrimack Yarn (the "Applicant") for property owned by Christopher Muollo located at 908 Salem Street, Unit 2, Groveland, Massachusetts Assessor's Plat # 48 Lot # 1B, located in the Industrial District (the "Property").

Application # 2017-8 was filed with the Board on May 8, 2017 as signified by the Town Clerk's date stamp. The Applicant requests a special permit to operate a retail establishment of approximately 1,350 square feet to sell craft supplies with operating hours of Sunday through Saturday 7 am to 11 pm. The Applicant also proposes two signs to replace existing signs. One sign will be located on the pylon sign for the shopping plaza and the other will be located on the building at Unit 2.

Notice of such public hearing was given by posting in Town Hall posting, publication in The Eagle Tribune on June 7, 2017 and June 14, 2017, and by certified mail to all parties-in-interest as defined in Section 11 of Chapter 40A of the Massachusetts General Laws.

The Board, as authorized by Section 15 of Chapter 40A of the Massachusetts General Laws, heard Application #2017-8 at a public hearing conducted on June 21, 2017.

FINDINGS:

The Board makes the following findings in connection with this Decision:

1. Under Section 4.5 of the Groveland Zoning By-Laws adopted at the April 24, 2017 Town Meeting, the proposed use is allowed as-of-right in the Industrial District with normal operating hours of 7 am to 11 pm Monday through Saturday.
2. Other businesses located in the shopping plaza located on Plat 48, Lot 1B are open on Sundays and have night-time hours.
3. The proposed use will not have a detrimental impact to the neighborhood generally and will not have a detrimental impact if open Sunday.

4. The proposed signs will be replacements of the existing signs, are necessary to the operation of the proposed use and will not be detrimental to surrounding property or injurious to the public welfare.

DECISION:

The Board voted 4-0 to approve Application 2017-8 and grant the Applicant a special permit on the following terms.

1. The use is for a small retail store with customary accessory uses.
2. The business operating hours are limited to Sunday through Saturday, 7 am to 11 pm.
3. The business may install one sign on the existing pylon sign on Plat 48, Lot 1B and one sign on Unit 2, not to exceed the size of the current signs, or as permitted by the Groveland Zoning By-Laws.
4. No hazardous materials may be stored at the Property other than ordinary household cleaning products in accordance with applicable laws.
5. This special permit shall not take effect until it has been recorded in the Essex County Registry of Deeds.

Vote on the Motion to approve this Decision:

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

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



 Chair: Katherine C. Bailey



 Date:

Please be aware that the amendments to the Town of Groveland's Zoning Bylaws approved by a vote of Town Meeting on April 24, 2017 are currently being reviewed by the Office of the Attorney General, and any action taken under any permit issued pursuant to the amended Bylaw is taken at the permit holder's risk with the understanding that a disapproval of the amended Bylaw may result in the activity undertaken pursuant to said permit being disallowed.