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TOWN OF GROVELAND

2018 NOV 28 AM 9:11

TOWN CLERK RECEIVED/POSTED

SO. ESSEX #55 Bk: 37245 Pg: 368
12/28/2018 09:49 PERMIT Pg 1/3

**TOWN OF GROVELAND
ZONING BOARD OF APPEALS**

**DECISION FOR SPECIAL PERMIT
APPLICATION #2018-5**

YOU ARE HEREBY notified of the Decision of the Board of Appeals on the application made by 857 Salem Street Realty Trust c/o Brad Ligols (the "Applicant") for property located at Nelson Street, Groveland, Massachusetts, Assessor's Plat # 47 Lot # 32A, located in the Industrial District (the "Property").

Application # 2018-5 was filed with the Board on October 2, 2018 as signified by the Town Clerk's date stamp. Applicant submitted application for Special Permit for Self-Storage use required under Section 4.5 of the Town of Groveland Zoning Bylaws. The proposed project includes construction of two separate self-storage buildings, totaling 9,240 sf on an existing lot zoned as Industrial.

Notice of such public hearing was given by posting in Town Hall posting, publication in The Eagle Tribune on October 24, 2018 and October 31, 2018, 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 #2018-5 at a public hearing conducted on November 7, 2018.

DECISION:

The Board voted 4-0 to approve Application 2018-5 on the following terms.

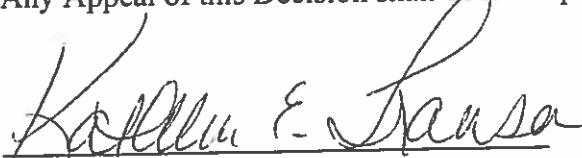
1. The project will require review by the Planning Board for Site Plan Review and apply for a Stormwater Management Permit.
2. Hours of Operation: 6:30 AM – 7:00 PM – Sunday through Saturday. The premises will remain closed on Thanksgiving Day and Christmas Day.
3. Maximum number of employees employed by 857 Salem Realty Trust is two.
4. Signs – Must comply with Groveland Zoning Bylaws and approved by the Building Inspector's office.
5. Parking: Parking spaces on the property are limited to nine.
6. Property will not have water or septic service. It will have electric service to power the exterior lights only. Exterior lights must be cut to illuminate in a downward fashion to shield from residential and commercial neighbors.
7. Maximum building square footage allowed is 9,240 sf.
8. No Manufacturing, automobile repairs, or auto body repairs will be conducted onsite.
9. No petroleum, toxic, or hazardous materials of any kind to be stored onsite. This includes any and all automobile fluids.

10. This special permit will expire at the change of ownership of the subject property (non-assignable). No new Special Permit will be issued to subsequent owners of affected property / business without another public hearing with the Groveland Zoning Board of Appeals before such business may take effect.
11. If the rights authorized to the applicant and / or property owner by said Special Permit are not exercised within two (2) years from the day 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 permit for construction, if construction has not yet begun by such date, except for good cause.
12. Property is in the Aquifer Protection District and the applicant shall meet all the requirements as deemed necessary by the Groveland Planning Board.
13. Subject to all Groveland Board of Health Rules and Regulations.
14. Subject to all laws, rules, regulations, inspections, and other of the Commonwealth of Massachusetts.
15. This variance shall not take effect until it has been recorded in the Essex County Registry of Deeds. A receipt of said transaction must be delivered to the Town Clerk and the Building Inspector prior to applying for a building permit.

Vote on the Motion to approve this Decision:

	YES	NO	ABSTAIN	ABSENT
CHAIR (J. Normand)	X			
MEMBER (K. Franson)	X			
MEMBER (J. Stokes)	X			
MEMBER (C. Goodwin)	X			
ALTERNATE (M. Wood)			X	

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


 Vice-Chair: Kathleen E. Franson

11/27/18
 Date:

Please be aware that the amendments to the Town of Groveland's Zoning Bylaws approved by a vote of Town Meeting on April 30, 2018 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.

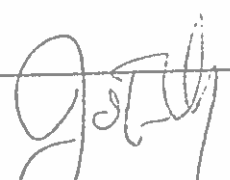
MARGINAL REFERENCE REQUIRED
 BOOK 30960 PAGE 336

COMMONWEALTH OF MASSACHUSETTS
ESSEX REGISTRY OF DEEDS, SO. DIST., SALEM, MASS
ESSEX SS December 28, 2018

A TRUE COPY OF RECORD:

BOOK 37245 PAGE 368

ATTEST

 REGISTER