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TOWN OF GROVELAND

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01/23/2019 01:23 PERMIT Pg 1/3

**TOWN OF GROVELAND  
ZONING BOARD OF APPEALS**

**DECISION FOR SPECIAL PERMIT  
APPLICATION #2018-6**

YOU ARE HEREBY notified of the Decision of the Board of Appeals on the application made by The Groomers, LLC (the "Applicant") for property owned by CPMC 97 Plaza, LLC, located at 908 Salem Street, Unit 4, Groveland, Massachusetts, Assessor's Plat # 48 Lot # 1D, located in the Industrial District (the "Property").

Application # 2018-6 was filed with the Board on October 9, 2018 as signified by the Town Clerk's date stamp. The Applicant requests a special permit to operate a retail establishment of approximately 1,291 square feet to groom dogs and cats.

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 #2018-6 at a public hearing conducted on November 7, 2018.

**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 30, 2018 Town Meeting, the proposed use is not classified specifically in the table of uses. The closest use is Kennel – Commercial. This business is not a kennel, but a groomer only and will not be boarding animals at any time. Hours of operation requested are 7AM to 11PM Monday through Saturday.
2. Other businesses located in the shopping plaza located on Plat 48, Lot 001 have night-time hours.
3. The proposed use will not have a detrimental impact to the neighborhood.
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.

MARGINAL REFERENCE REQUEST

BOOK 314 26 PAGE 267

DECISION:

The Board voted 4-0 to approve Application 2018-6 and grant the Applicant a special permit for on the following terms.

1. The use is for a small retail / service establishment with customary accessory uses.
2. The business operating hours are limited to Monday through Saturday, 7AM to 11PM.
3. The business may install one sign on the existing pylon sign on Plat 48, Lot 001 and one sign on Unit 4, not to exceed the size of the current sign, or as permitted by the Groveland Zoning By-Laws.
4. 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 (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 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.

COMMONWEALTH OF MASSACHUSETTS  
ESSEX REGISTRY OF DEEDS, SO. DIST., SALEM, MASS  
ESSEX SS *Jan 23* 2019

A TRUE COPY OF RECORD:

BOOK *37288* PAGE *294*  
ATTEST *[Signature]* REGISTER