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**Town of Groveland
Planning Board
Zoning by Law Meeting**

Date: May 11, 2017

Members Present:

PB: Jim Freer

ZBA: Kacie Bailey, Kathy Franson

BI: Sam Joslin

Guest: Mitch Kroner

TOWN OF GROVELAND
2017 JUN -7 PM 12:24
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Minutes Secretary: Amy Bedard (by tape & notes)

Zoning By Law Meeting of 5/11/2017 opens at 7pm.

Sam states he is starting to make a list of definitions that were conflicting from Zoning By-laws to Building code. Sam states basement can be a tricky term.

Discussion of plan to move forward and Mitch Kroner inquires will the Town Planner be in charge on working on this project. Freer states funding is effective July 1, 2017 but not sure how fast they will hire someone and then they will need to get them up to speed in order for them to be able to work on the project.

Discussion of business license or certificate. Sam states they have a permit that he needs to check and make sure it meets all necessary requirements. Freer states Ann will sign most anything which he understands, but it starts the clock. Freer states he would like something in place that will catch everything. Sam states if they do something that would become a violation he will stop the process and fix it. Discussion of taking over a business now under the new process, is the transfer of a special permit and/or an as of right use. Kacie states they wanted to make the

process more user friendly and cost efficient, for i.e. Pizza Grove that has had many names but it's the same business. Kroner asks why a special permit for a restaurant? Freer states mostly to make sure they have the parking.

Sam states the Laundry Mat to Laundry Mat was not a big change but they did go in and gut the place and start new plumbing which they needed permits for. Sam states the contractors know law but his method is to give a warning but then it is a punishment of \$1,000.00 a day per violation.

Sam asks about the dimensional table 8.1. Sam states R2 side yard setbacks 10-15' can they choose one? Freer states he would like to leave it the same. 10 for the older homes on small lots and 15 for the newer homes on 30,000 square foot lots.

Freer states new LB Business Zoning District which is relevant to Esty Park and Parker Fence. Sam states you have the liquor store, two fence companies, solar field and then Esty Park. Freer states there are a lot of residential homes in between. The more it is stretched the more it could reach failure.

Freer states it is hard to keep people on the Planning Board. Lack of volunteers. PB is down another two.

Sam states the only other section he would like is the table of additional requirements. Sam states the language is in need of updating so that it can be clearer. Mitch Kroner asks Jim what he was responsible for. Jim Freer states he helped rewrite the 1975 By-laws. Living bulk was done so that you could dictate the measurements but not the square footage. Sam states there is tiny house Zoning in CA.

Kathy states maybe they can work on some concerns during the meeting phase ... Debbie had some comments about heavy manufacturing in industrial zoning by special permit. Eric had a couple definition questions.

Discussion on inlaw apartments that when the parents pass away and they then rent out to anyone. Sam states they need to be family. Freer states Groveland Manor is a lot of Section 8s that looks like a 40B but are not deeded 40B.

Kacie states the town would like affordable housing just spread throughout the town not a bulk development on one lot.

Mitch will work on draft for next meeting for home occupation and accessory apartments. He will work off of West Newbury By-law.

Adjournment:

ZBL Meeting of 5/11/2017 closes at 8:30pm.