



TOWN OF GROVELAND

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**TOWN OF GROVELAND  
MASSACHUSETTS 01834**

<b>BOARD:</b>	Zoning Board of Appeals
<b>TOPIC:</b>	Monthly Meeting
<b>MEETING DATE:</b>	<b>March 1, 2017</b>
<b>MEETING PLACE:</b>	Town Hall Meeting Room
<b>TIME:</b>	7:30 P.M.
<b>MEMBERS PRESENT:</b>	T. Wakefield, K. Bailey, K. Franson, J. Normand, D. MacDonald
<b>MEMBERS ABSENT:</b>	none
<b>GUESTS:</b>	none
<b>RECORDER:</b>	J. Hauss

Wakefield opens the meeting at 7:43 p.m.

**Application 2017-2- Elizabeth Rose- 21 Elm Park**

The applicant would like to convert the home to a (3)-1 bedroom and 1 studio home. Right now there is a law office and another office on the second floor. The lot size is described as multi-use having 14,091 sq. ft. of space in Elm Park. It is zoned business and is primarily residences. The applicant is looking to do this primarily due to housing in town.

Ms. Rose stated that people are looking for a 1 bedroom apartment. It's not a major change to the area and it's not detrimental. There is off street parking.

Wakefield asked if Ms. Rose looked at the Groveland Bylaws Section 801.1. It states she would need 80,000 sq. /ft. of land. Anything that was there was either grandfathered in or illegal. You can have 1 residential unit and 1 business unit. You have an undersized lot in a congested area.

MacDonald said I don't think you can get a 4 family in there.

Normand said you can have 1 residential unit and 1 business unit.

Jim Feer-8 Elm Park said he would like her to keep her business there.

**(Action Taken:)**

Bailey motioned she would like Ms. Rose to continue the hearing to April 5 and bring in a site plan. This would allow the applicant to make changes so the Board can reconsider.

Franson second the motion.

Discussion:

MacDonald said we are looking at a guideline. I don't know how you can argue this gray area.

Wakefield said it isn't even close.

(Voted: 5-0.)

**Application 2017-1 Eric Harper 441 Main Street:**

This application is for Phase 2 of the Project.

Harper would like to build 4 new warehouses on the property. These buildings are for small storage support storage.

Attorney Matithea gave an arial view of the lot and site plan. The sheds were removed and that is where Phase 2 will go. Phase 2 is 17,000 sq. /ft.

The site has the accommodation for Phase 2. There are 20 acres. Phase 1 and Phase 2 will cover 167,000 sq. ft. The buildings are a big upgrade compared to what was there previously. The primary users are contractors from the trades.

For a Finding 106.5- Is this project substantially detrimental to this neighborhood. The site has gone from a heavy industrial to a light contractor storage use. The new buildings would create a barrier from noise. The project offers a plus to the town. The Planning Board's decision is included in this application. The biggest benefit this project has is it provides contractors space to supply their needs.

Brian Lynch- 31 Seven Star Rd is a three year tenant to Esty Park. He would like to testify that there is no traffic and not a lot of noise. Brian read his letter into the record. He said this is not a burden to the town.

Wakefield asked Lynch if he received a copy of the decision when he signed his lease. He said he probably did and that it was at home.

David Henshaw-762 Salem St. He said he rents at B109 for 2-3 years. He said it's always quiet. It is a god scent for contractors because they can put their supplies and equipment here. The town needs to support us contractors.

Jim Carr 26 Mill St. HVAC Business. It's a beautiful site. There is no traffic. It's a compliment to the community.

Mitchell Kroner 3 Cannon Hill Ext said he is in favor of the project. It gets the contractors to a place where they can put their things. It is not detrimental to the area.

David Jaslowich – 1 Wharf Drive said it's an improvement to the area.

MacDonald asked, Mr. Jaslowich, when Esty's was open before and after, is it more quiet now? Is it less detrimental? Do you think Phase 2 will be more detrimental?

Jaslowich said I am for what has been done.

Jim Freer said the site plan was done 2 years ago and there was 1 problem with the creek and the problem has been clarified. Jim said he has driven around in there and it's very quiet.

MacDonald asked if there is a buffer zone. Freer said there is a fabric fence. They have given the neighborhood a big buffer zone. There a spot lights which are angled down. The use has become less sight and sound. Phase 2 buildings will create a barrier of whatever is going on the site.

Debbie Parker-422 Main St. of Parker Fence stated he is a good neighbor and this is less detrimental than the prior use.

Franson asked about the border between property and Wharf Drive.

Larry Ogden showed the berm which there is vegetation in place. There are trees and brush.

Bailey asked if this would be the same as Phase 1.

Atty. Matithea answered it is a mix.

The landscaping on the plans conforms to the Planning Board which has to be completed.

The Board received letters in favor of the proposal and were read into record.

Stephen Puopolo a local contractor stated he is in favor.

Heather Kowalski, realtor stated she is in favor.

Pat Dignam 6 Wharf Drive is in support of this.

Justin Gordon 1 Wharf Drive is in support of this.

Franson asked how is this going to be broken up. There is no plan yet on how big each unit will be and what the maximum square footage will be.

Wakefield asked how about the building would impact the lot coverage.

The buildings are being built on impervious areas. What is the density requirement?

Proposed sizes:

B119 4000 sq.ft.

B118 4000 sq.ft.

B117 5000 sq.ft.

B116 4400 sq. ft.

Wakefield said he would like to have a site walk.

MacDonald said we would like to avoid further lawsuits. We want to avoid uncertainty, ambiguity and we need to do our dual diligence so it won't cause a problem. We have a right to contact our legal counsel.

Atty Matithea would like to take a consensus of the vote tonight.

MacDonald said he would like to do a site visit and speak to town counsel. He would like to see Phase 2 since it is in the interest of the town.

Normand said he would like to do a site walk.

Bailey said she would like to do a site walk.

Franson said she would like to do a site walk because she has concerns about the buffer.

**(Action Taken:)**

MacDonald and Wakefield will meet at the site on Friday, March 3 at 8 a.m. and Bailey and Franson will be there on Saturday at 9a.m.

MacDonald motioned to continue the hearing to April 5. Wakefield seconds the motion.  
**(Voted: 5-0.)**

Bailey motioned to change the date on Application 2016-7 on the decision from October 5 to September 29. Franson seconds the motion. **(Voted 5-0).**

**Other Business:**

Update on Bylaws- a Public Hearing is scheduled for Tuesday March 7.

**Minutes Approved:**

Franson motioned to approve minutes to January 4, 2017. Bailey seconds the motion.  
**(Voted 5-0).**

**Invoices:**

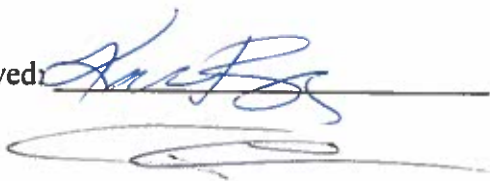
Bailey motions to approve invoice for Julie Hauss for Adm. Services for \$436.35. Franson seconds. **(Voted 5-0).**

Franson motions to approve invoice for Eagle Tribune for \$202.00. MacDonald seconds.  
**(Voted 5-0).**

Franson motions to close the hearing at 10:15 p.m. Wakefield seconds. **(Voted 5-0).**

Franson motioned to adjourn the meeting at 8:27p.m. Bailey seconds the motion.  
**(Voted: 4-0).**

Approved: \_\_\_\_\_



Date: \_\_\_\_\_

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