



TOWN OF GROVELAND

2017 MAY -5 AM 10:13

CM

**TOWN OF GROVELAND  
MASSACHUSETTS 01834**

TAX COLLECTOR

**BOARD:** Zoning Board of Appeals  
**TOPIC:** Monthly Meeting  
**MEETING DATE:** April 5, 2017  
**MEETING PLACE:** Town Hall Meeting Room  
**TIME:** 7:30 P.M.  
**MEMBERS PRESENT:** K. Bailey, K. Franson, J. Normand, D. MacDonald  
**MEMBERS ABSENT:** none  
**GUESTS:** none  
**RECORDER:** J. Hauss

Bailey motions to open the meeting at 7:33 p.m. MacDonald seconds the motion.  
(Voted: 4-0).

MacDonald nominates Kacy Bailey to be new Chairwoman for ZBA.  
Normand seconds the nomination. (Voted: 4-0)

**Continuation of 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 has provided a letter to the board which Bailey read into record to withdraw her application without prejudice.

**(Action Taken:)**

Franson motions to accept Rose letter with prejudice. MacDonald seconds the vote- 3-0-1.  
Bailey recuses she is abuttor.

**2017-3- Lisa Chandler**

The applicant would like to put in an in-law on the home including a small kitchenette, bathroom, and living area and two egresses. It will tie into the homeowner's water (well water and septic) 535 square feet of pace.

Franson asked "How many bedrooms are in the home?" She replied "There are four bedrooms."

Bailey closed the hearing to public.

**Discussion:**

MacDonald asked about egress door with Bulkhead. It will meet requirements from the building code and building inspector.

**(Action Taken:)**

MacDonald motions to approve the application for in- law with stipulations.

Normand seconds.

Kacy read the stipulations into record. (Voted 4-0).

**Continuation of Application 2017-1- Erie Harper- 441 Main Street- Phase 2**

Sandy Matathia, Harry Ogden, Eric Harper were present for the meeting.

Mr. Harper would like to keep total building area the same. The new plan has been in front of the Planning Board and has received approval. A site walk was done the Saturday, March 4. There is additional landscaping which has been completed. The berm will be extended. There are new plantings along the front of Esty Park. There is a fire access on the side off Wharf Street. There is another entrance for Phase 2.

Franson asked "What is the proposed height for the site?" Matathia's response was 17-18 feet which is similar to BLDG 105.

The berm is 5-6 feet height. There will be no roadway behind the building on the Wharf drive and site. Everything will be accessed from the other side.

Matathia said for the record- small business support storage. It will be consistent to what is there now.

Franson asked, "Do you have rules and regulations in place for the small business owners?" Mr. Harper said yes.

MacDonald asked about non-conforming expansion on the property.

Matathia said any storage can be assorted to renters. They have the right to store equipment and vehicles which pertain to their trade.

The total impervious footage is 376,000. The total area is 675,180 square feet. 50% of the area is hot topped.

The resolution of most outstanding issues have all been dismissed  
Outstanding- use of property- outdoor storage rights.

In Phase 2-

Subject to town counsel to what we agree upon.

Bailey will reach out to town counsel.

Assessors open storage- MacDonald would like this defined delineation on Phase 2 (Defined open storage).

**(Action Taken:)**

A motion to continue on May 3, at 7:30 p.m. was made by MacDonald pending on Bailey speaking to town counsel.

Franson seconds the motion. **(Voted: 4-0).**

**Other Business:**

Bylaws- The BOS approved it and it is going to town meeting. There were two joint committees, Planning Board and ZBA at public hearing. They would address bigger issues on hot button issues. If there are amendments, they can be brought to the Fall Town Meeting.

Joslin, the Building Inspector said he will work on the defects. It is a work in progress.

MacDonald motioned to increase the application fees to \$400. Franson second the motion. Keep appeal to \$275. **(Voted 4-0).**

MacDonald motioned to pay Eagle Tribune \$530.25. Franson seconds the **(Voted: 4-0).**

MacDonald motions to pay J. Hauss Administrative fee \$223.19. Franson seconds the motion. **(Voted 4-0).**

Franson motions to approve minutes to March 1<sup>st</sup> meeting. Normand seconds the motion. **(Voted: 4-0).**

Franson motions to close the meeting at 10:07p.m.  
Normand seconds the motion. **(Voted: 4-0).**

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

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

5/3/17

