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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>	May 3, 2017
<b>MEETING PLACE:</b>	Town Hall Meeting Room
<b>TIME:</b>	7:30 P.M.
<b>MEMBERS PRESENT:</b>	K. Bailey, K. Franson, J. Normand
<b>MEMBERS ABSENT:</b>	D. MacDonald
<b>GUESTS:</b>	none
<b>RECORDER:</b>	J. Hauss

Bailey motions to open the meeting at 7:35 p.m. Franson seconds the motion.  
(Voted: 3-0).

**Continuation of public hearing on application 2017-1 (441 Main Street)**

Appearing on behalf of applicant: Sanford Matathia, Esq., Larry Hogden, Eric Harper

Bailey reported speaking with Town counsel regarding 441 Main Street. All litigation with Building 105 is completed. One case in land court is still pending. The order applied to the property at large. It had to do with trailers and unregistered vehicles. This was an outside storage violation. Since the last hearing, the Board asked the applicant to send a proposed decision.

MacDonald recused himself because of the perceived conflict of interest with the applicant. Bailey asked if there were any updates to the application. None were reported.

Bailed noted that the application includes Lots 8 and 9 but that the proposed changes are only to Lot 9 and asked how Lot 8 was used in the operation of the Esty property historically and what plans the applicant has for Lot 8 in the future.

Sanford Matathia (attorney for the applicant Esty Park Trust) said when Hobart Esty owned the saw mill they harvested lumber on Lot 8. Eric Harper (trustee of applicant) is looking at placing a bike trail by his property for the town. They would like to have storage to the small business there. There is a gravel road that takes you back there from the inside of the property.

The Board reviewed the applicant's proposed decision and discussed changes to the definition of "small business support storage", the proposed uses of the property, the Board's findings, and conditions of approval. The Board discussed the permitted hours of operating and determined that the requested hours of 6:30 am to 7:00 pm would not be more detrimental to the neighborhood.

The Board then discussed how the new zoning bylaw would impact the decision and ability of the applicant to proceed with building permit applications.

**(Action Taken:)**

Franson moved to approve Application 2017-1 based on the findings and conditions in special permit decision under Section 6 of the MA Zoning Act and Section 106 of the Groveland Zoning Bylaws with changes agreed upon during the hearing. Normand seconds. (Voted: 3-0).

Franson motioned for a 2 minutes recess at 9:38 p.m. Bailey seconds. (Voted: 3-0).

**Other Business:**

Bailey gave members draft proposed Administrative Rules and Regulations packet for everyone to read and discuss at the next meeting.

**Invoices:**

Julie Hauss for Administrative Fees for \$213.05

Eagle Tribune for \$126.25

**(Action Taken:)**

Franson motioned to approve for total of \$339.30

Bailey seconds the motion. (Voted: 3-0).

Franson motioned to approve minutes from meeting dated April 5, 2017

Normand seconds the motion. (Voted: 3-0).

Bailey nominates Kathy Franson as Vice-Chair of ZBA for the limited purpose of acting on the application 2017-2, for which Bailey has recused herself. Normand seconds the motion. (Voted: 3-0).

Franson signed off on the withdrawal with prejudice letter for Application 2017-2 for Elizabeth Rose.

Bailey motioned to adjourn the meeting at 10:15 p.m. Franson seconds the motion. (Voted: 3-0).

Approved: Kathy Bailey Date: 6/21/2017