



TOWN OF GROVELAND
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**TOWN OF GROVELAND
MASSACHUSETTS 01834**

BOARD:	Zoning Board of Appeals
TOPIC:	Monthly Meeting
MEETING DATE:	July 19, 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 7:32 p.m. Franson seconds the motion.
(Voted: 4-0).

Bailey read the legal notice into record.

Continuation of Application 2017-6- Elizabeth Rose, 21 Elm Park

Elizabeth Rose- trustee of the property said the property is pre-existing, non-conforming use. One of the prior owners said it was one a multifamily use. Law office is on the second floor and a vintage and vogue store is on the first floor. The third floor has a bedroom in it. She would like to change from business use and make them all 1 bedroom to 3 residential units. There is a significant parking. It would be a good use for the property.

MacDonald asked for an opinion from Town Counsel in preparation for meeting to whether to apply the new by-law. MacDonald read Town Council's opinion into record. The letter stated the town should be using the new bylaws and not the old bylaws.

Rose would like to amend her application to 2 bedroom units.

Franson said it would be less detrimental due to traffic in the area.

Rose said she would add a second egress.

MacDonald asked if there would be a conflict with the neighboring businesses. Rose said the business co-exists. Rose said she had 6 parking spaces. There is a garage in the back. Rose said she is re-locating her law office in Groveland.

Mitch Kroner stated he supports the application.

Action Taken:

Bailey moved to amend the request from 3 units to 2 units on a non-conforming lot.

MacDonald seconds the motion. (Voted: 4-0).

MacDonald motioned to approve the change of use from business to 2 residential units on a non-conforming lot. It is less detrimental according to chapter 40 Section 6. Franson seconds the motion. (Voted: 4-0).

Adopting Rules and Regulations

The town should consider a warrant whereas is a member misses a meeting the member can read up on it or watch the video of the meeting. This hasn't been adopted yet by the Town.

From time to time the ZBA can change the application fee. The fee is at \$400.00 at this time and will be revisited.

Public notice should be provided to all public departments.

Discussion of applications:

MacDonald would like the plot plan to be included with all applications. Bailey will make the necessary changes.

Action Taken:

Normand motioned to pay invoices for the Eagle Tribune for \$1060.50. Franson second the motion. (Voted: 4-0).

Franson motioned to pay Julie Hauss for Adm. Services for \$103.50. Normand seconds the motion. (Voted: 4-0).

Franson motioned to pay Julie Hauss \$21.24 for supplies. Normand seconds the motion. (Voted: 4-0).

MacDonald motioned to adjourn the meeting at 8:42 p.m.

Bailey did a roll call to adjourn meeting at 8:42 p.m. (Voted: 4-0).

Approved: _____

Kacy Bailey

Date: _____

10-4-17