

ZBL Additions Hearing

TOWN OF GROVELAND

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Town of Groveland

Planning Board

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Meeting Minutes

Date: January 23, 2018

Members Present: Jim Freer, Bob Danforth, Bob Arakelian

Members Absent: Walter Sorenson, Lisa Chandler

Others Present: Mitch Kroner, Jim McCarthy, Larry Ogden, Grace Stokes, John Stokes, Doug Workman, Phil Dignan, Sandra Sheehan, James Sheehan, Mike Sergi, Philip Christiansen, Katherine Bailey, Lisa Mead.

Minutes Secretary: Amy Bedard (by tape & notes)

Danforth motions to open the ZBL Hearing of January 23, 2018 at 7:00pm seconded by Arakelian. All members are in favor. Vote is unanimous. Meeting opens.

Definitions:

Freer states that Sam Joslin the Building Inspector came up with these. Most follow the building code so that whatever is stated in the bylaw will follow the building code.

Freer asks if there are any questions ... no questions.

Rezoning Esty Park and Parker Fence:

Freer states this is a conversation Jim had out of meeting with Town Council. It was stated that something needs to be done. Freer states they want to get it out of law suits and give the zoning some structure. Freer states this year all they would do is show these on a zoning map and create a new zone B defined.

Larry Ogden represents Esty Park and states he has worked with Jim on this and would like to come back for the next meeting and show his proposal. Freer states they need to tailor the business

Larry Ogden questions the boundaries and whether or not it will change. Freer states they need a site plan from Eric. Are they expanding the description of what is there? Freer states no the boundary is remaining the same.

Accessory Apartments:

Freer states this is probably the hardest one to work through but they did. They decided 900 sq. ft. and 10 %. Freer states they took out what Mitch came up with and Lisa added wording regarding anything prior to the change would be grandfathered in. Discussions of building inspectors being more on top of this situation.

Freer asks if there are any questions regarding accessory ... Mitch Kroner states he feels the accessory bylaw they have proposed is good but he feels the next item to address is detached in-law and maybe they can address it at the next meeting.

Customary Home Occupation:

Freer states what they used to have was a definition only and they decided to make the definition smaller and create a real part of the bylaw customary home occupation. Freer states it allows a lot of home occupations that exist today to be allowed in Groveland. Freer states he doesn't want to go to Town Meeting to get a 2/3 vote to change an application. The application form will be on the Town website.

Freer opens for questions no questions.

Density and Dimensional Regulations:

Freer states there are some typos here and there but this was a rush last year to get everything back into the new bylaw. Freer states the notes had old RA, RB, RC which morphed into R1, R2 and R3. Freer states there is a typo on setbacks to be 15'. Freer states they eliminated Lot Width, living bulk and Build Projections. Lot Regularity was rewritten. Freer states the easiest thing is to delete this section of the bylaw and create a new one due to the numbering system.

Sorenson motions to continue to ZBL hearing to February 6, 2018 @ 7:30pm, seconded by Arakelian. All members are in favor. Vote is unanimous.

Sorenson motions to accept changes, seconded by Arakelian. All members are in favor. Vote is unanimous.