

TOWN OF GROVELAND

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**Town of Groveland**

**ZBL Board**

**Zoning by Law Hearing**

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**Date:** October 12, 2017

**Members Present:**

**PB:** Jim Freer

**ZBA:** Kacie Bailey, Kathy Franson

**Others Present:** Mitch Kroner

**Minutes Secretary:** Amy Bedard (by dvd & notes)

ZBL meeting of October 12, 2017 opens at 7:00pm.

**Discussions of Farm Animals:**

Bailey states she did a little research but some bylaws address just chickens and others address all farm animals. Freer questions would this be Zoning By-law. Franson suggests maybe have something for hobby animals. Bailey states she didn't print any as a guideline but will for next mtg. Bailey states bees should also be addressed in this. Freer states he feels that any animal should be on a large property with a lot of acreage 5+ acres. Freer states he feels it should start at the Board of Health.

### **Attorney General Comments:**

Discussion of Accessory Freer states he talked to Bob and he suggested to hold off for a year because the state is going to do something with it. Bailey states it is probably not a bad idea to look at the Merrimac Valley housing plan that is coming out and to tailor the bylaw to work with that. Freer states he feels like they are running out of decent land to build. Kroner states Groveland is currently only allowing attached in-laws. Kroner states he has no problem waiting a year and see what happens.

Kroner states tackle home occupation this year and delay accessory. Board agrees and states they want to get feedback from the people too.

Discussions of Assisted living and nursing convalescent homes are allowed by special permit. Assisted living industrial and nursing and convalescent business and industrial. The recommendation to consult with Town Council.

Freer states he doesn't feel anyone would be against an assisted living or nursing home. Freer states the reality is they can't discriminate against it anymore.

CSD: Freer states town doesn't want the land. Freer states the Essex County Greenbelt wants you to pay to care for the land. Freer states builders make more money selling a house on a large lot. Also consult with Town Council. Freer states they should get a list of all properties owned by the Town by size. Freer states he is more oriented to do something that the town retains not to do something to eventually give away. Freer states PUD is simply anything like Nichols, Whitestone, Groveland Manor. Bailey will email Denise to consult Town Council on above two items.

### **Home Occupation:**

Discussions of home occupation.

### **Esty Park:**

Freer states no one from Esty park has responded.

Freer states he will call Larry.

Freer reviews the plan and shows where there would be storage only and where there would be business. Kroner asks did they get rid of limited business. Freer states only Dr. Darke is in the limited business district.

**Dimensional Requirements:**

Kroner asks have they decided to submit the dimensional requirements. Freer states he wants to give to Wally to review. Freer states most issues are the back lot line. Bailey states they agree but to agree on the depth is the problem. Bailey states other discussions where minimum lot size. Freer states you need as much land as you can if a septic system fails. Freer states total lot size should be more important than the frontage. Freer states it is the understanding that not every lot is square. Bailey states if it stays in, it will just mean than some lots will not be buildable without a variance. Freer discusses some variances that the PB has been giving for cobble stones and side-walks.

**Next Meeting:**

November 16, 2017

**Adjournment:**

Meeting adjourned at 8:30.