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Town of Groveland

ZBL Committee

Zoning by Law Meeting

TOWN OF GROVELAND
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TOWN CLERK
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Date: November 16, 2017

Members Present: Jim Freer, Kacie Bailey, Kathy Franson, Sam Joslin, Mitch Kroner, Jim McCarthy, Jim Ogden

Others Present:

Minutes Secretary: Amy Bedard (by tape & notes)

ZBL meeting of November 16, 2017 opens @ 7pm.

Items Cleared for Public Hearing:

Joslin states two things that have been cleared and they will want to set a public hearing date are definitions and home occupation.

Esty Park – Rezoning:

Freer states the item to rezone Esty Park from residential to business

Freer shows a map of the area and discusses water flow. The rezoning started with Town Council not Eric. Casey states even if the area is rezoned he still needs to apply for special permits. Freer feels the rezoning will benefit the front building. Casey states in phase two he wanted retail which made the boards pause. Discussions of whether it should be rezoned industrial or business. Self-storage is not allowed in business. Joslin states they are two items away from compliance.

Freer needs back from Larry an ok with what they are proposing. Freer states there are many gaps in correspondence. Ideally Eric needs to come to meeting and be proactive.

Removing Living Bulk, 8.4 Ornamental features & Change Circle Dimensions:

Freer discusses single house sub – division and frontage. Joslin states it still has to meet the sub division regulations. Freer states it only has to meet variance. Discussions of Georgetown's policies. Discussions of Pecker lane being forced to have frontage and the house next to it look like an inverted glass. Freer states he would draw circle from boundary to boundary.

Taking out 8.2.1 and making edits to 8.2.2 delete living bulk which eliminated tiny houses. Discussions of houses on Wilbert and Doris which were built in WWII and original houses were 750 sq. ft.

ZLB discusses to either delete 8.4 or be more specific. No build zone in setbacks applies to only ornamental features.

8.2.4 Mitch questions. Casey states that this allows you to align with the other homes on the street.

Casey reads letter from Town Council regarding AG comments. Letter suggests they do nothing regarding the Sub-division Conservation bylaw. The way it stands is presently lawful.

Home Occupation: Joslin states he thinks they reviewed but just wants to finalize before bringing it to a meeting. Joslin states they tabled Accessory apartments last meeting but he talked to folks at state regarding 40A zoning change that has been going on for 15 years and they said wait another 5-15. Joslin hands out a highlighted update clarifying the process with the Zoning board getting a special permit to switch from one family to another being able to do it at a permit level. Freer asks what are they trying to do? Joslin states simplify the process. Mitch states why not leave current bylaw and then on second use get a permit. Mitch states he had hoped to hold on this until they got a Town Planner. Mitch states he opposes the decision. Joslin states he needs to move forward with it. Mitch questions why does the state recommend detached accessory units. Joslin states he would need to ask the state. Joslin states he isn't opposed to detached but doesn't think that should be the first step and just wants to move forward. Kathy states she would like to hear what other people in town feel and not just what the 5 of them feel. Kathy thinks a public hearing and to get the towns ideas would be most ideal. Freer states the amount of land that has sewer isn't very big in Groveland.

Kathy states at the current workshop the housing issues discussed where that there isn't enough housing options for the elderly who are looking to leave there home and not enough starter homes for young couples. Kathy states the accessory apartment could help with that. Casey

proposes that they spend the next December meeting as an opportunity to invite the public to come. Freer states he would rather wait until next year. Freer states leave accessory at 900 sq. ft.

7.1.3.1 shall be no living unit. Casey states use a definition. Structure with a dwelling unit.

7.1.3.2 Casey questions limit occupancy. Limit it to 3 people.

Kathy states they need to provide septic and title 5 so they wouldn't be able to add too much with the septic system.

Joslin states delete the affordable housing piece and not to rush into it without a better understanding.

Mitch states next meeting floor area livable needs to be addressed.

7.1.3.6 the proposed accessory apartment should not violate any deed restrictions applicable to the lot. Joslin states title 5 deed restriction.

7.1.3.7 Delete last sentence

7.1.4 clarify sworn statement? Joslin states just a notary stamp

7.1.4.4 wording to be they need to occupy the residence for more than 6 months.

7.1.4.1 Owner shall send letter about occupancy. Discussion of relative being there would need to be in purpose and intent.

Joslin states he was told not to define family ...

7.1.4.7 was her last item but it was already addressed.

Joslin will rewrite all updates for next meeting.

Next Meeting:

December 14, 2017

Adjournment:

Meeting adjourned at 8:50pm.