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Town of Groveland
ZBL Committee
Zoning by Law Meeting

Date: December 14, 2017

Members Present:

PB: Jim Freer

ZBA: Kacie Bailey, Kathy Franson, Sam Joslin

Others Present: Eric Harper, Mitch Kroner, Larry Ogden

Minutes Secretary: Amy Bedard (by tape & notes)

ZBL meeting of December 14, 2017 opens at 7:05pm.

Esty Park – Rezoning – Eric Harper:

Sandy Eric Harper's lawyer discusses need for home based occupations and oversized personal property for recreational vehicles such as RV's and Boats. There is a need to get these vehicles out of residential areas and on his property. Sandy states this location could also possibly be used as a marina. Joslin states he has a lot of discussions with neighbors who are upset with storage of boats on properties. Joslin states yes there is definitely a need for what is being proposed. Discussions of zoning on landfill formerly Aggregate. Freer states the good land is in Haverhill, the Groveland land isn't truly usable. Freer states he is worried about the creek and anything that flows down the River. DEP has control over the river and the creek. Freer states they should stay far away because fines will start coming up. Sandy asks about the municipal boundaries. Freer discusses well one and the contamination that got into the well from Valley Screw, Freer states it

still isn't completely cleaned out. Freer states trying to get things passed at Town meeting depends on the mood. Discussions on buffering requirements for natural concerns.

Sandy states he wants the current uses to be acknowledged under the purposed rezoning.

Sandy states the desired uses are business office, contractor yard, outside storage and marina. Sandy has a sheet of paper listing the definitions of uses that he and Larry did together. Sandy states in the middle is how you might broaden storage facilities and possibly expand to outside with similar items. Sandy states you would need to modify the definitions of the terms and bring them into the use district. Freer states in 1980 they tried breaking up business zones in different parts of the town. Freer states some parts can handle more or less types of business. Freer states same with Industrial. Freer states they never got to it because BOS stated they had enough of Zoning and left it the same. Freer states that the storage of boats and RV's never bothered him where they don't make noise they just take up space. Sandy states they came tonight to present their ideas to find out if it is something worth moving forward or if it would be a closed conversation. Freer states they are places in Groveland where regardless of the space nothing seems to go in. Freer wondered if they could do it at special town meetings but Freer was told they aren't holding special town meetings anymore.

Accessory Apartments:

Joslin is going to address Casey's comments then Mitch's comments.

7.1.3.3. Joslin commented that gross is not still necessary because of the new definition of habitable.

7.1.3.4. states there shall be no borders in principal dwelling or accessory apartment. Joslin states he doesn't want people tenting, camping or trailers living on a lot. Prevents people from living in the wood on someone's property.

7.1.3.9. Certified stamped by registered design professional.

7.1.4.4. acknowledging temporary absence of no more than 6 months in a calendar year in relation to certificate of occupancy. Joslin states only difference is under local by-law. Joslin states if you have a current CO and put an addition on you don't need another CO.

Mitch states he didn't have the final version and only has two requests.

7.1.3.1 Mitch finds the wording strange instead of stating there should be no living unit other than the principal unit on the lot with such accessory unit to be located. Mitch prefers to keep 7.1.3.1. there will be no more than one accessory apartment for a total of 2 dwelling units on a single family lot.

Protective language of a previously approved detached.

Discussions of how to keep a house to appear like a single family dwelling and not a two family. Mitch asks Kathy and Casey if they are ok with the clearly defined habitable space.

Definition of a porch is not habitable space. Joslin states it makes his life easier when everything is clearly defined and black and white.

Joslin states they will have 5 articles, definitions, accessory apartments, home occupations, lot dimensions and possibly Esty.

Adjournment:

Meeting adjourned at 9:00pm.