



TOWN OF GROVELAND

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**TOWN OF GROVELAND
MASSACHUSETTS 01834**

BOARD:	Zoning Board of Appeals
TOPIC:	Monthly Meeting
MEETING DATE:	May 30, 2018
MEETING PLACE:	Town Hall Meeting Room
TIME:	7:30 P.M.
MEMBERS PRESENT:	K. Franson, J. Normand, D. MacDonald, K. Bailey
MEMBERS ABSENT:	none
GUESTS:	none
RECORDER:	J. Hauss

Bailey called the meeting into order at 7:36 p.m. She read the public hearing notice into the record.

Continuation of Public Hearing on a Request for Modification to 15 Philbrick Street
Comprehensive Plan by Steven and Jennifer Caddigan- Board to determine whether proposed
modification is a Substantial Change- Vote is anticipated

Lisa Mead, Attorney for the Cardigans gave a history of the Comprehensive Permit. The parcels of land was divided under the comprehensive permit but were not the applicant. The applicant was Woodridge Realty Trust. The permit granted Woodridge to divide the parcel which at the time had one single family home and to construct two additional single-family dwellings, one to be affordable. The modification includes 660 sq. /ft. which exclude the screen porch for the new addition. There is a small change of lot coverage. He said this is an unsubstantial change.

The setback on the original plans was 16.1ft and they have modified the setback from 4ft. to a 5 ft. setback.

The board has 3 areas of concern.

- 1). Impervious service- a proposed increase is in the approved plans. (See Christiansen & Sergi letter.)
- 2). Number of bedrooms- There are 3 bedrooms in each home. There is no privacy in this home. Board of Health Regulations state there are 7 rooms in the house and Title 5 says there are 3 presumed bedrooms.
- 3). Adequacy of access on side of house. There is 16ft. currently. 5ft. is proposed. There is no building adjacent to the home. The Fire Dept. can access back and side of home. There is also an easement.

Normand asked about the number of rooms on the plan. The date of the plan is May 15, 2018. This plan supersedes any prior plan. The new plan shows 1st floor open plan.

On the As-Built Plan submitted originally with the 40B, the approved plans showed a garage which was not built yet. What is the difference on the impervious surface? Mead said they have the right to build the garage. Does the as build plan trump all other plans. The plans would if the as built plans were recorded.

Ilana Quirk, Attorney for Groveland responded to the Ginsberg case regarding substantiality. Quirk said that the applicant is seeking a variance for relief.

MacDonald asked there is a safety issue. Mead said that right now it doesn't pose a safety issue.

Mead said there is a hardship of putting the addition on the other side because of the lot size. There are new modifications which will cause more non-conforming issues.

Sam Joslin- Building Inspector said with a Comprehensive Permit he is having a hard time with the bedroom count. There are 3 bedrooms. He said that a variance would be much tidier.

The Groveland Fire Chief looked at the plan. He asked about the bedroom windows. He said they will have access to the front of this house. The setback should comply with the normal setbacks.

Comments from the abutters:

Patricia Fontaine who lives directly behind 15 Philbrick St. had a concern about the view. She said that during the construction she didn't want any trees taken down that belong to the property.

Bailey asked besides the trees are there any other concerns. Mrs. Fontaine reiterated about the trees.

Franson asked about the tree line at 15 Philbrick Street. Fontaine said the trees were all on her side.

Franson pointed out the following:

- 1). Optional garage on lot 3 in the comprehensive permit. It will be on the deed for lot 3. (See page 44 of Original Comprehensive Permit).
- 2). More clarification on drainage. On as built plan-what is the impervious coverage and the approved storm water calculations.

Quirk said you would look at the Comprehensive Permit concerning drainage and for variance looking at topography.

Bailey said it is a substantial variance. As far as drainage we want to have the calculations.

Quirk said members should go out and look at the lot line and the trees.

Bailey and MacDonald are satisfied with the legal notice.

Bailey motioned to continue the hearing to June 11 at 7:30 p.m. Franson seconds the motion.

Bailey motioned for 5 minute recess at 9:15p.m. Franson seconds the motion.

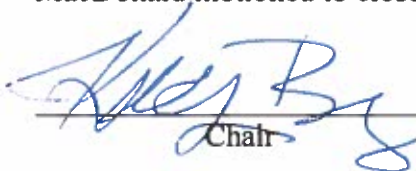
Bailey motioned to reopen the meeting at 9:29 p.m. Bailey said the ZBA will tentatively meet for the summer months on July 18 and August 11 if there are applications.

Invoices:

Bailey motioned to pay Eagle Tribune \$454.50. Franson seconds. Voted: 4-0.

Bailey motioned to pay Julie Hauss \$284.63. Franson seconds. Voted: 4-0.

MacDonald motioned to close at 9:40 p.m. Franson seconds. Voted: 4-0.



Chair



Date