

Town of Groveland
Zoning Board of Appeals
183 Main Street
Groveland, MA 01834



Christopher Goodwin, Chair
Jason Naves
John Stokes II
Brad Ligols
John Grohol

TOWN OF GROVELAND
2022 JUL 18 PM 12:04

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Board/Committee Name: ZONING BOARD OF APPEALS
Date: WEDNESDAY, JUNE 1, 2022
Time of Meeting: 7:30PM
Location: TOWN HALL, 183 MAIN STREET
GROVELAND, MA 01834

APPROVED July 11, 2022
MOTION: Naves made a motion to approve the June 1, 2022 meeting minutes with the correction to the date of motion for the approval of the April 6, 2022 Minutes. Ligols seconded the motion. The vote was 4-0, unanimous in favor.

Present: Jason Naves, John Stokes II, Chris Goodwin, Brad Ligols

Staff Present: Annie Schindler, Environmental Program Coordinator & Town Planner

Public Present: Philip Yetman (William & Sparages), Richard Cammett (18 King St), John Grohol (15 Evergreen)

Chris Goodwin, Chair: The Zoning Board of Appeals meeting for Wednesday, June 1, 2022 is called to order at 7:30PM.

PUBLIC HEARING

NEW: Application #2022-2, 18 King Street, Richard Cammett: under General Laws, Chapter 40A, as amended, for the premises located at 18 King Street located in the Residential 2 (R2) Zoning District special permit pursuant to MGL 40A Section 6, for a lot line adjustment.

Cammett: I've owned the property for a very long time, and my grandson owns 4 Garrison, and I would like to give him some extra yard for his family and kids to use,

Yetman: We originally brought this to the Planning Board for an ANR approval, but were referred back to the ZBA because it is a grandfathered preexisting nonconforming lot. The lot line change we are proposing would actually relieve one of the nonconformities of 4 Garrison, as the house is currently within the side setback. No existing nonconformities are made worse by this lot line change.

BOARD: Were there any public comments?

Schindler: No, there was one question, which was whether or not Mr. Cammett was building something, but I explain it was for a lot line change.

MOTION: Brad Ligols motioned to accept the application and close the public hearing for Application 2022-2, a special permit pursuant to MGL 40A Section 6 to perform a lot line change on 18 King Street and 4 Garrison Street. Jason Naves seconded the motion. The vote was 4-0, unanimous in favor.

Application #2202-1, 30 Byfield Rd: Project update.

Schindler: I just wanted to update the Board that the shed has been placed 5 feet from the lot line, not at 3 feet which was stated in the application form. The abutting neighbor is okay with this placement.

BOARD: So noted.

MEETING MINUTES: Approval of April 6, 2022 meeting minutes.

MOTION: Chris Goodwin motioned to approve the minutes from April 6, 2022. Jason Naves seconded the motion. The vote was 4-0, unanimous in favor.

ADJOURNMENT

MOTION: Chris Goodwin made a motion to adjourn the meeting at 7:37 PM. The motion was seconded by John Stokes II. The vote was 4-0, unanimous in favor.

Respectfully submitted,

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Christopher Goodwin, Chair
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Meeting Materials: Application package 2022-2, application for a special permit for 18 King St; draft meeting minutes of the April 6, 2022 meeting.