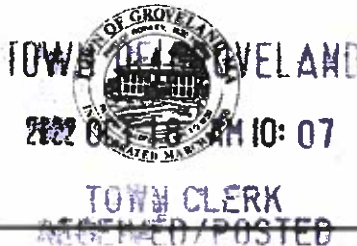


Town of Groveland
Zoning Board of Appeals
183 Main Street
Groveland, MA 01834



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

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

APPROVED Oct 13, 2022
MOTION: Goodwin made a motion to approve the Sept 7, 2022 meeting minutes. Naves seconded the motion. The vote was 3-0, unanimous in favor.

Present: Jason Naves, John Grohol, Chris Goodwin, John Stokes II, Mark Parenteau
Absent: Brad Ligols
Staff Present: Annie Schindler, Environmental Program Coordinator & Town Planner
Public Present: Joe Ryan, Mike Giaimo, Chip Perdet, Sohail Usmani

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

PUBLIC HEARING

Goodwin: Application #2023-1, 20 Bare Hill Road (aka 0 Bare Hill Road/Cedardale Tennis Club), Cellco Partnership d/b/a Verizon Wireless; requests for variance from the provisions of Section 50-4.5 (Permitted uses in the RI District), Section 50-6.3(B)(3) (To permit a Wireless Communication Facility outside of the Wireless Communication District), and Section 50-8.1 (Table of Dimensional Requirements, to increase maximum height) of the Groveland Zoning Bylaw is now open.

Mike Giaimo, attorney for Verizon: with RF Engineer Sohail Usmani, and Chip Perdet, real estate representative. This location was chosen because it will cover a large gap in service for residents in the area. This would be 120-foot-high monopole tower with 4 antennas on each side. The proposed location is behind the parking area at Cedardale. It is at a highpoint which allowed for increased coverage.

Sohail Usmani: Hello everyone I will be explaining the RF Report this evening. *Describes report and the various maps showing what the coverage will be before and after the proposed facility.*

Giaimo: The tree line would be preserved on the front line near the parking lot. There is only one proposed parking spot, as there is only a routine maintenance schedule, and no one is on the site permanently. This is a very standard facility.

Joe Ryan, 865 Salem St: In 2000 I got a permit for a 120 pole for a tower and the neighbors fought against it that it went to court and then the ZBA still denied it. The parcel of land is on Nelson St and within the overlay zone.

Goodwin: I wasn't aware of this before hand but we would be happy to hear your application again.

Ryan: I will apply again. My property is still available to cell tower developers and I would like to see it developed since I was denied previously for no good reason.

Goodwin: Thank you very much we appreciate it and will look forward to your application. At this point I will open it up to Board discussion.

Stokes III: If I'm not incorrect, we still has to do a balloon float? Would the Board also like a peer review of the RF report?

BOARD: Yes I think a peer review will be beneficial.

Perdet: We will begin scheduling the balloon test for hopefully two weeks.

MOTION: Goodwin motions to continue Application #2023-1 to October 13th at 7:30. Naves seconded the motion. The vote was 5-0, all in favor. The motion passes.

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45 **MEETING MINUTES:** Approval of July 11, 2022 meeting minutes.
46 **MOTION:** Naves motioned to approve the minutes from July 11, 2022. Grohol seconded the motion.
47 The vote was 4-0-1, Parenteau abstains. The motion passes.
48

49 **ADJOURNMENT**

50 **MOTION:** Goodwin made a motion to adjourn the meeting at 8:02. The motion was seconded by
51 Naves. The vote was 5-0, unanimous in favor.
52

53 Respectfully submitted,
54 Annie Schindler, Town Planner & Conservation Agent
55

56 *Meeting Materials: September 7, 2022 Agenda; Application #2023-1 for a Cell Tower at Cedardale;*
57 *draft meeting minutes of the July 11, 2022 meeting.*