

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



GROVELAND

OCT 13 2022 -3 AM 9:34

TOWN CLERK
RECEIVED/POSTED

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

APPROVED Oct 19, 2022
MOTION: Ligols made a motion to approve the Oct 13, 2022 meeting minutes. Goodwin seconded the motion. The vote was 4-0, unanimous in favor.

Board/Committee Name: ZONING BOARD OF APPEALS
Date: WEDNESDAY, OCTOBER 13, 2022
Time of Meeting: 7:30 PM
Location: 183 MAIN STREET GROVELAND, MA 01834

Present: Jason Naves, Chris Goodwin, John Stokes II

Absent: Brad Ligols, Mark Parenteau, John Grohol

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

Public Present: Joe Ryan (865 Salem Street)

Chris Goodwin, Chair: The Zoning Board of Appeals meeting for Thursday October 13, 2022 is called to order at 7:30 PM.

PUBLIC HEARING

APPLICATION #2023-1

Goodwin: Application #2023-1, 20 Bare Hill Road (aka 0 Bare Hill Road/Cedardale Tennis Club), Celco 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.

Schindler: The applicant is not quite ready to continue at this time, but they will be ready for the meeting next week on October 19th.

Joe Ryan, 895 Salem St: The tower that I had permitted would be within the industrial zone and would not require a variance. I will be back at the next meeting.

MOTION: Naves makes motions to continue Application #2023-1 to October 19th at 7:30. Stokes III seconded the motion. The vote was 3-0, all in favor. The motion passes.

MEETING MINUTES: Approval of September 7, 2022 meeting minutes.

MOTION: Goodwin motioned to approve the minutes from September 7, 2022. Naves seconded the motion. The vote was 3-0. The motion passes.

OTHER ITEMS NOT REASONABLE ANTICIPATED

Schindler: A quick update. Next Wednesday October 19th the Board will technically have two meetings. One will just the ZBA to review the special permit application for 154 Center Street. The second will be a joint meeting of the Planning Board and Zoning Board to continue to review the Cedardale application.

ADJOURNMENT

MOTION: Naves made a motion to adjourn the meeting at 8:02. The motion was seconded by Goodwin. The vote was 3-0, unanimous in favor.

Respectfully submitted,
Annie Schindler, Town Planner & Conservation Agent

Meeting Materials: October 13, 2022 Agenda; draft meeting minutes of the September 7, 2022 meeting.