

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, Associate

1

Board/Committee Name: ZONING BOARD OF APPEALS  
Date: WEDNESDAY, December 7, 2022  
Time of Meeting: 7:00 PM  
Location: 183 MAIN STREET GROVELAND, MA 01834

APPROVED Jan 4, 2023  
MOTION: Goodwin made a motion to approve the Dec 7, 2022 meeting minutes. Stokes II seconded the motion. The vote was 4-0. The motion passes.

4

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

6

Absent:

7

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

8

Public Present: Michael Giaimo (Verizon), Chip Fredette (Verizon), Joe Ryan (865 Salem Street), Ian Mackinnon (833 Salem Street, engineer)

10

11

MOTION: Ligols motions to open the meeting at 7:00 PM. Stokes II seconds the motion. Voted 6-0 unanimous in favor.

13

14

*NOTE: Minutes are not a transcript.*

15

16

**PUBLIC HEARING**

17

CONTINUED: APPLICATION #2023-4, 154 Center Street, HKL Realty LLC; requests a Special Permit in accordance with Section 50.4.5 (Table of Uses) of the Groveland Zoning Bylaw for a Contractors Yard at the premise.

20

Schindler: This is on the agenda so that the Board can sign the Special Permit, as well as formally close the hearing on this matter.

22

BOARD: Signs the Special Permit.

23

MOTION: Ligols motions to close the public hearing for Application #2023-4, 154 Center Street. Grohol seconds the motion. Voted 6-0, unanimous in favor.

25

26

CONTINUED: 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.

31

Ligols: I recuse myself from this hearing.

32

Schindler: IDK Communications have issued their peer review, which is in your packet. There were very few comments. The most notable one is that the applicant does not provide a space on the pole for Town emergency services.

35

Fredette: It is very routine for Verizon to do this, I suggest that the Board make it a condition of approval, rather than show exactly what type of equipment they would like on the tower, incase they chose something else. It would be on the Town to install, but there would be no rent for the Town to be on the tower. IDK Communications also agreed that the proposed location at Cedardale does serve a substantial lack in coverage.

40

Goodwin: Does the Board have any comments?

41

BOARD: None.

42

Goodwin: I'll open it up to Board discussion.

43

Stokes II: We should add in decision that they must allow the Town to have equipment on the pole if the Town choses.

45

BOARD: Agreed.

TOWN OF GROVELAND  
2023 JAN -5 AM 9:11  
TOWN OF GROVELAND  
ZONING BOARD OF APPEALS  
RECEIVED/POSTED

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46 **MOTION:** Grohol motions to issue a special permit for the cell tower at Cedardale. Parenteau seconds  
47 the motion. Voted 5-0-1. Ligols abstains. The motion passes.

48 **MOTION:** Stokes II makes a motion to issue a variance for the height and use of the cell tower at  
49 Cedardale. Grohol seconds the motion. Voted 5-0-1. Ligols abstains. The motion passes  
50

51 **NEW:** Application #2023-3, 833 Salem Street, Groveland Self-Storage LLC, requests a Special Permit  
52 in accordance with Section 50.4.5 (Table of Uses), of the Groveland Zoning Bylaw for a Self-Storage  
53 Facility at the premise.

54 *Ligols recuses himself and moves to the audience.*

55 **MOTION:** Stokes II motions to open the public hearing for Application #2023-3. Grohol seconds the  
56 motion. Voted 5-0. Unanimous in favor.

57 **Mackinnon:** I am the engineer of record for this project. This is a special permit request for the use of  
58 the land for a self-storage facility. The plan you have in front of you is the max layout for the site, as  
59 we are still in the development phases. *Mackinnon hands out a more updated draft.* This will not  
60 change the scope of this application. For a bit of background on the site, the original parcel was part of  
61 an ANR in 2021 to carve off the cell tower, which leaves about 5 acres of land. The project parcel is  
62 entirely within the industrial zone. There is currently a house with a detached garage. The lot is  
63 adjacent to the owner's current business, which is also a self-storage facility and has been in operation  
64 for several years. We are also looking to combine the lots. There will be a Conservation Restriction  
65 (CR) on about one third of the lot because of the permitting process with the Natural Heritage of  
66 Endangered Species Program. The original plan in the application shows a lot of coverage. We've  
67 decreased the number of buildings, but increased building square footage. We've also decreased the  
68 amount of pavement we are planning. The building in front is currently planned to be two floors of  
69 climate-controlled storage. In the back we are anticipating taller "contractors" units. This is an  
70 expansion of the previous use on the existing business site. Looking through the criteria for a special  
71 permit, this is a low traffic generator, low impact to abutting properties, not getting a lot of passer  
72 byes. Will be served by municipal water and sewer as well as electric. This is within the aquifer zone  
73 which is a special permit through the Planning Board which we will be applying for. The stormwater  
74 will be managed on-site and will be self-contained. All the abutters are above the site, so the  
75 stormwater all remains contained.

76 **Schindler:** There were a few comments from other departments and boards. Most of the comments will  
77 be fully addressed during the Planning Board hearings, but I will read them into the record now.

78 **Building Commissioner:**

79 "Based on the current submission I just have a couple comments: prior to expanding the storage  
80 facility, fire protection requirements (hydrants) need to be installed for the existing portion. The  
81 structure that is 7600 sf would need to be sprinklered pursuant to MGL 148 26G. If the SFD is  
82 converted to office with caretakers unit it would also trigger the need to sprinkle under 780 CMR  
83 Section 9.

84 Regards,  
85 Sam Joslin

86 Building Commissioner"

87 **Mackinnon:** We are aware of the sprinkler requirements, as noted some of our dimensions have  
88 changed, noted nonetheless. We are now planning on taking the existing house down, and are  
89 proposing a small office which would be incorporated with the fire suppression system.  
90

91 Groveland Municipal Light Department:

92 "Hi Annie,

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- 93 We absolutely need to know what the anticipated electrical loading for the project is going to be. As I  
94 have mentioned in the past, we do have some stock on-hand, but it is still difficult to source some of it.  
95 Should the project require something we don't have the lead time may be 2-3 years before we can get,  
96 for an example, a larger transformer.
- 97 Thanks,  
98 -Kevin"
- 99 Mackinnon: We will further address this in the site plan approval process, but we are looking to get  
100 ahead of this now.
- 101  
102 Groveland Fire Department:  
103 "Annie,  
104 I have stated several times in the past, still no Fire Hydrants shown. I will be objecting to any forward  
105 movement on this project until in accordance with NFPA 1 proper Fire Hydrants are in place. They  
106 promised one for the first unit and that hydrant is still not in place. I will be at December 7 Meeting to  
107 bring exact codes requiring the hydrants.
- 108  
109 If you have any questions or need any further information lease contact me.
- 110  
111 Robert Valentine, Fire Chief  
112 Groveland Fire Department  
113 181 Main Street  
114 Groveland MA 01834"
- 115 Ligols: The new fire chief asked if we could move the hydrant down Nelson Street, which had to get  
116 approved with the Water & Sewer Commission, which got delayed because of Covid, and now we are  
117 having difficulties finding pipe. I have hired Mike Alesse to do the contracting work for this.
- 118 Mackinnon: It is a unique situation because we are able to change the original storage site to maximize  
119 for the further expansion, so we are able to do whatever is best.
- 120 Stokes II: What size lines will this require?  
121 Mackinnon: Minimum 8 inches, with a minimum of two hydrants between 300 and 500 feet apart. We  
122 are looking to come off a T that is at the Nelson Street site, so we don't have to cross Salem Street  
123 twice.
- 124 Stokes II: Looping the system will be better.
- 125 Schindler: I know that is what the Water & Sewer Commissioner would like.
- 126 Goodwin: I will now open the floor up for public comment.
- 127 Ryan: I have no input.
- 128 Goodwin: I will now open the floor up for Board discussion.
- 129 Ligols: I would like to change the hours to be from 6 AM to 11 PM, closed Thanksgiving and  
130 Christmas.
- 131 Schindler: I would like to note for the Board that the normal operating hours for the industrial zone are  
132 Monday – Saturday 7 AM to 11 PM.
- 133 Ligols: For Sundays I would ask for 6 AM – 7 PM, but contractors would need 24-hour access as  
134 needed. The gate system would regulate the hours.
- 135 Naves: This is very similar to Anchor Towing, they often are required to work late at night, but it is  
136 not a very noisy business.
- 137 Ligols: I would also ask to be allowed to play soft music during the day, so it is not dead quiet at the  
138 site. It would be at a very low volume, and appropriate music.
- 139 Stokes II: I would just be concerned about the neighbors.

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140 Goodwin: May be worth looking into see if the music could be triggered by the opening of the gates,  
141 otherwise it should be specific hours, say 9 AM to 3 PM?

142 Mackinnon: That would work. I would also like to note that the current Nelson Street access will just  
143 be used for a safety exit and the main facility entrance will be off Salem Street. The only real change  
144 from the current use is the change of hours.

145 **MOTION**: Stokes II makes a motion to grant a special use permit for a self-storage facility at 833  
146 Salem Street, Application #2023-3. Naves seconds the motion. Voted 5-0. Unanimous in favor.

147 **MOTION**: Goodwin motions to continue to the January 4, 2023 meeting to sign the Special Permit  
148 and formally close the public hearing. Naves seconds the motion. Voted 5-0. Unanimous in favor.

149

150 **MEETING MINUTES**: Approval of November 2, 2022 meeting minutes.

151 **MOTION**: Naves motioned to approve the minutes from November 2, 2022. Grohol seconds the  
152 motion. The vote was 4-0-1, Parenteau abstains. The motion carries.

153

154 **OTHER ITEMS NOT REASONABLY ANTICIPATED AT THE TIME OF POSTING**

155 Schindler: 180 Main Street, Riverside Pizza, will be changing hands so they must apply for a new  
156 Special Permit with the Board. They applied yesterday, so I wanted to get the application to the Board  
157 as quickly as possible. They would like to begin operating as soon as possible, so if you have any  
158 questions please share them with me as soon as you can. They will be on the agenda for the next  
159 meeting.

160

161 **ADJOURNMENT**

162 **MOTION**: Goodwin made a motion to adjourn the meeting at 8:34. Stokes II seconds the motion. The  
163 vote was 5-0, unanimous in favor.

164

165 Respectfully submitted,  
166 Annie Schindler, Town Planner & Conservation Agent

167

168 *Meeting Materials: December 7, 2022 Agenda, Decision for Special Permit for 154 Center Street,*  
169 *Application #2023-1 Packet, IDK Communications RF Report Peer Review, 833 Salem Street*  
170 *Application Packet, ANR Plan for 833 Salem St dated July 20, 2021, "Site Plan – Board of Appeals*  
171 *Proposed Storage Facility 833 Salem Street, Groveland, MA" dated November 9, 2022, Comments from*  
172 *Groveland Fire Department/Building Commissioner/Light Department, "Site Plan Proposed Storage*  
173 *Facility 833 Salem Street, Groveland, MA" Draft dated December 7, 2022 (received at meeting), Draft*  
174 *November 2, 2022 meeting minutes*